

LOT 166
IN OR 1732/1925
FLORA PARKE 2B PB 6/255

HODGE JOHN A JR & COLLEEN R
2812 OCEAN SOUND DRIVE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0166-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

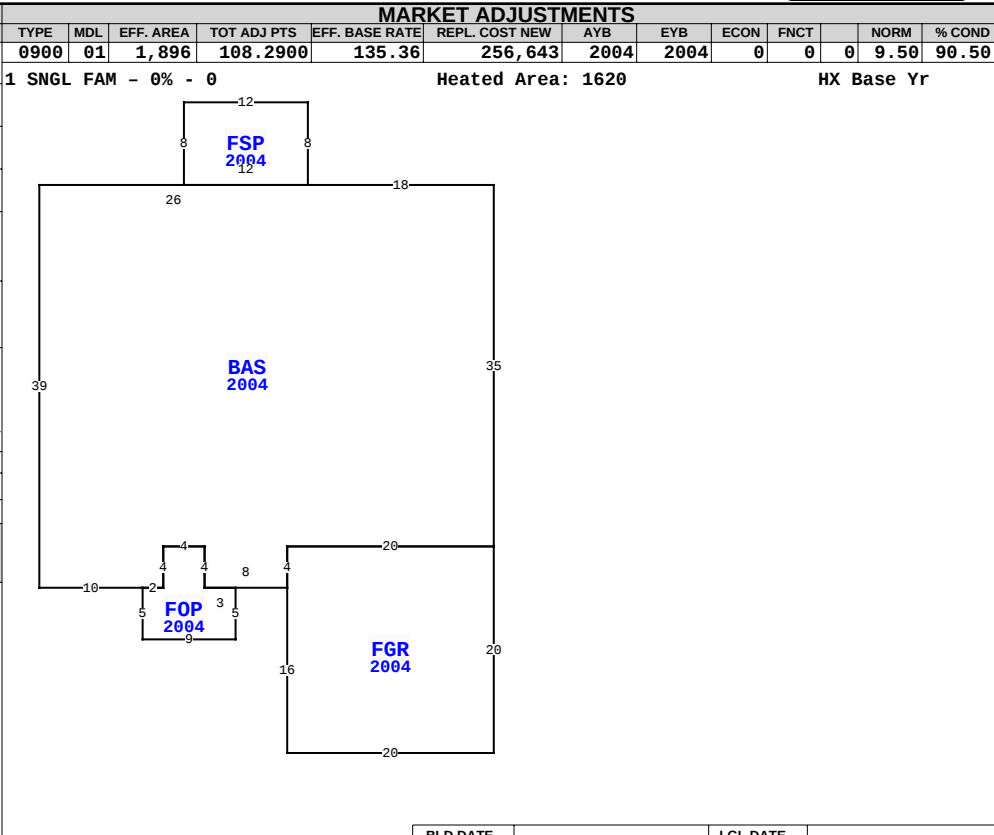
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	198,451
FGR	400	55	220	26,950
FOP	61	30	18	2,205
FSP	96	40	38	4,655

TOTALS	2,177		1,896	232,262
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	645.00	SF	5.20
3	0462	ST/AL FNC	0	0	0	0	456.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00



31080 GRASSY PARKE DR, FERNANDINA BEACH

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2004	2004	3	88	3,080	
100	2004	2004	3	84	2,817	
100	2006	2006	3	44	2,006	

TOTAL OB/XF									
7,903									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	232,262		
TOTAL MARKET OB/XF VALUE	7,903		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	315,165		
SOH/AGL Deduction	55,790		
ASSESSED VALUE	259,375		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	259,375		
TOTAL JUST VALUE	315,165		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	295,052		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1732/1925	4/11/2011	WD	U	I	11
GRANTOR: NO WAVES LLC					
GRANTEE: HODGE JOHA A JR & C					
1587/1906	10/02/2008	QC	U	I	06
GRANTOR: HODGE JOHN (AGENT)					
GRANTEE: NO WAVES LLC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W18 FSP=[YR=2004] N8 W12 S8 E12\$ W26 S39 E10 FOP=[YR=2004] S5 E9 N5 W3 N4 W4 S4 W2\$ E2 N4 E4 S4 E8 FGR=[YR=2004] S16 E20 N20 W20 S4\$ N4 E20 N35\$.									