

FIORINI DANIEL P & LOLITA C
31044 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

25-2N-28-0550-0169-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

16WD FR STUC 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 70

11CLAY TILE 30

03CENTRAL 100

04AIR DUCTED 100

4100
2100

02WOOD FRAME 100

1.1.100
0100

00NONE 100

03Quality Level 03

0100SINGLE FAMILY

MKT AREA04

4041.00

TOTALS

2,326

1,937

243,243

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,937111.6220139.53270,270200320030010.0090.00

1 SNGL FAM - 0% - 0Heated Area: 1614HX Base Yr

Diagram showing building footprint and area calculations:

Basement (BAS) 2003: 42x38 = 1614 sq ft

Floor (FGR) 2003: 20x20 = 400 sq ft

Floor (FOP) 2003: 4x4 = 16 sq ft

Unimproved (USP) 2010: 10x10 = 100 sq ft

Fence (FSP) 2010: 12x12 = 144 sq ft

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE243,243

TOTAL MARKET OB/XF VALUE28,959

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE347,202

SOH/AGL Deduction54,307

ASSESSED VALUE292,895

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE292,895

TOTAL JUST VALUE347,202

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE327,533

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE

2269/07464/05/2019WDQI01270,000

GRANTOR: GRIFFIN BILLY GEORGE

GRANTEE: FIORINI DANIEL PETE

1905/02183/04/2014QCUI11100

GRANTOR: GRIFFIN BILLY GEORGE

GRANTEE: GRIFFIN BILLY GEORG

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W3USP=[YR=2010] N8 W10 FSP=[YR=2010]
W12USP=[YR=2010] W10 S8 E10 N8 \$ S8 E12N8\$S8 E10\$ W42 S34
FGR=[YR=2003] S20 E20 N20 W20\$ E20 S4 E6 FOP=[YR=2003] S5 E8
N5 W2 N4 W4 S4 W2\$ E2 N4 E4S4 E13 N38\$.

EXTRA FEATURES

31044 GRASSY PARKE DR, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/08/2024MLU

LAND DESCRIPTION

TOTAL OB/XF28,959

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSD UNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND0PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE01/06/2023BY DJA

Total Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000

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