LOT 171 (EX S-1)
IN OR 1285/130
FLORA PARKE 2B PB 6/255

REESE KRISTIN B
31020 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0171-0000

BUILDING CHARACTERISTICS

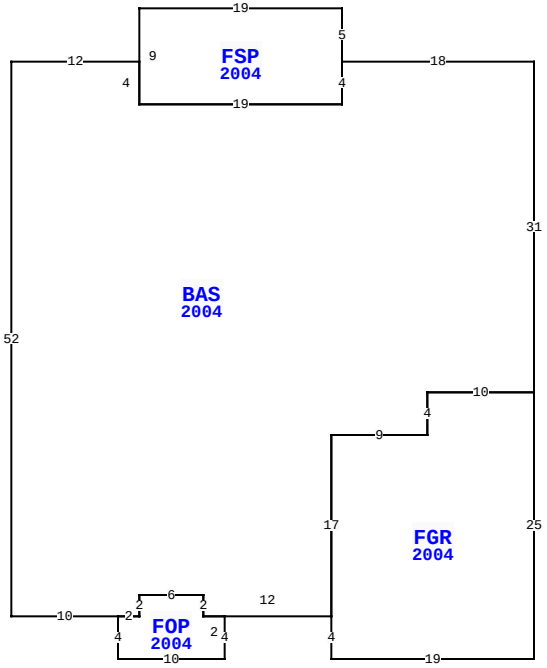
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,097	100	2,097	257,814
FGR	439	55	241	29,630
FOP	52	30	16	1,967
FSP	171	40	68	8,360
TOTALS	2,759		2,422	297,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,422	108.6820	135.85	329,029	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2005 Heated Area: 2097 HX Base Yr 2005



31020 GRASSY PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,771
TOTAL MARKET OB/XF VALUE		6,138
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		378,909
SOH/AGL Deduction		181,665
ASSESSED VALUE		197,244
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,244
TOTAL JUST VALUE		378,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/0130	1/03/2005	WD	U	I	21	198,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: REESE KRISTIN B						
1244/1555	7/12/2004	WD	U	V	19	30,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FSP=[YR=2004] N5 W19 S9 E19 N4 $ S4 W19 N4 W12 S52 E10 FOP=[YR=2004] S4 E10 N4 W2 N2 W6 S2 W2 $ E2 N2 E6 S2 E12 FGR=[YR=2004] S4 E19 N25 W10 S4 W9 S17 $ N17 E9 N4 E10 N31$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	700.00	SF	5.20	5.20	100	2004	2004	3	84	3,058	

LAND DESCRIPTION

TOTAL OB/XF 6,138

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS