

LOT 2
IN OR 2075/1938
FLORA PARKE #3 PB 6/402

HIEBEL CHRISTINE A & KURT L
32052 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0002-0000



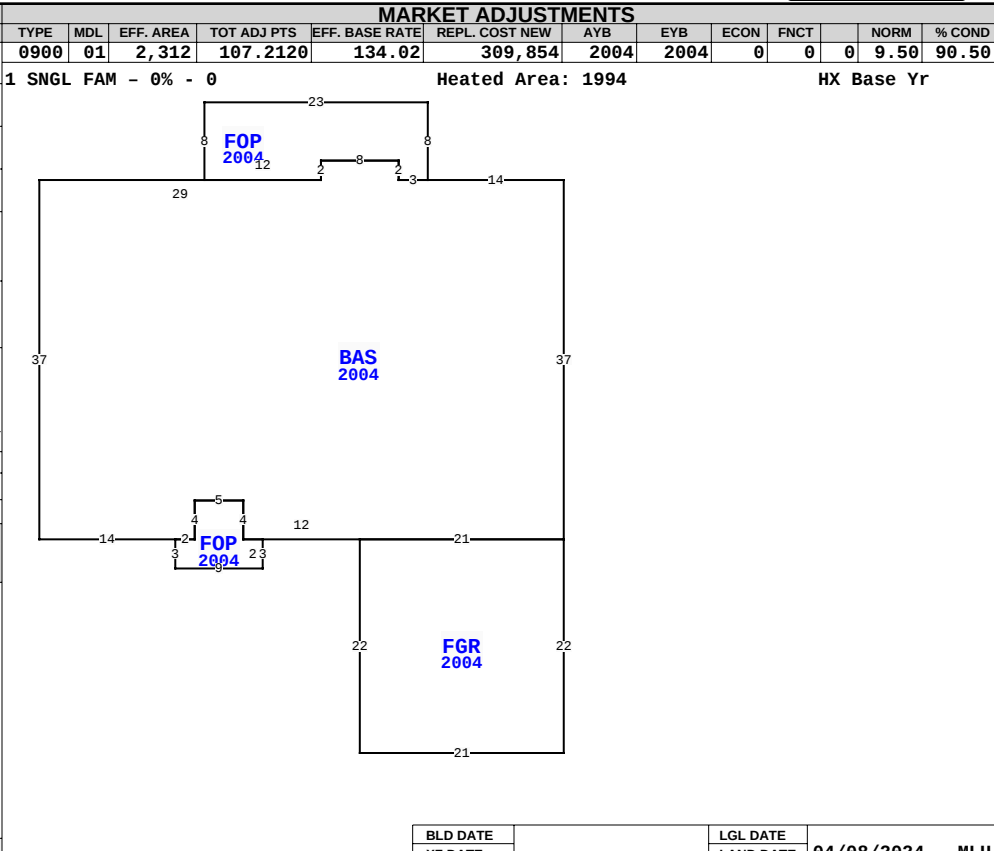
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,994	100	1,994	241,849
FGR	462	55	254	30,807
FOP	47	30	14	1,698
FOP	168	30	50	6,064
TOTALS	2,671		2,312	280,418

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	1,180.00	SF	5.20	5.20	
3	0476	VF 6 SBPL	0	0	0	0	167.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	

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



TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	280,418		
TOTAL MARKET OB/XF VALUE	13,940		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	369,358		
SOH/AGL Deduction	65,255		
ASSESSED VALUE	304,103		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	304,103		
TOTAL JUST VALUE	369,358		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	347,067		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003427	REPAIR/RRF	0	05/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2075/1938	9/30/2016	WD Q	I	01	
GRANTOR: LUIGA GEORGE C III					
GRANTEE: HIEBEL CHRISTINE A					
2042/0059	4/14/2016	SW U	I	18	
GRANTOR: SECRETARY OF VETERANS					
GRANTEE: LUIGA GEORGE C III					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2004] W14 FOP=[YR=2004] N8 W23 S8 E12 N2 E8 S2 E3\$ W3 N2 W8 S2 W29 S37 E14 FOP=[YR=2004] S3 E9 N3 W2 N4 W5 S4 W2\$ E2 N4 E5 S4 E12 FGR=[YR=2004] S22 E21 N22 W21\$ E21 N37\$.					