

VAN EPPS WILLIAM J & RACHEL E
32062 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034-1130

25-2N-28-0551-0003-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure

1603WD FR STUC 100
GABLE/HIP 100

Roof Cover Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floor Interior Floor

1408CARPET 70
SHT VINYL 30

Air Condition Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms Bathrooms Frame

4 100
3 100
WOOD FRAME 100

Stories Units Occupancy

1.00
1.100
0 100
NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4041.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

BAS2,6461002,646301,825
FGR5165528432,395
FOP5830171,939
FOP23030697,871

TOTALS

3,4503,016344,031

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200520053893,115

20812CONCRETE C0100001,425.00SF4.004.00100200520053864,902

30471VINYL FNC010000248.00LF32.0032.00100200520053665,238

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNITYPED TDPH FACT% CONDTOT ADJUNIT PRICETOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE05/12/2019BYKBA

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

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,016100.2800125.35378,05620052005009.0091.00

Heated Area: 2646HX Base Yr 2008

FOP 2005BAS 2005FGR 2005

BLD DATE
YE DATE
INC DATE

04/08/2024MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE344,031

TOTAL MARKET OB/XF VALUE13,255

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE432,286

SOH/AGL Deduction206,881

ASSESSED VALUE225,405

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE175,405

TOTAL JUST VALUE432,286

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE407,203

SUBMITTER INFORMATION

PERMIT NUMBERDESCRIPTIONAMTISSUED

E14509NEW CONSTR2,00003/01/2005

M09301H/AC002/01/2005

B0414296NEW CONSTR194,53712/01/2004

R047045REPAIR/RRF2,80012/01/2004

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1543/167112/31/2007QCUI01100

GRANTOR: VAN EPPS WILLIAM J &
GRANTEE: VAN EPPS WILLIAM J
1468/059912/28/2006WDQI318,000
GRANTOR: GRAHAM JOHN M & DEBOR
GRANTEE: VAN EPPS WILLIAM J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 N2 W9 S2 W2 FOP=[YR=2005] N2 W23 S10 E23 N8 \$ S8 W23 N5 W13 S48 E2 S1 E9 N1 E2 N8 E9 FOP=[YR=2005] S4 E11 N4 W2 N2 W7 S2 W2 \$ E2 N2 E7 S2 E11 FGR=[YR=2005] S23 E6 S1 E10 N1 E6 N23 W22 \$ E22 N43 \$.