LOT 4
IN OR 1798/931
FLORA PARKE #3 PB 6/402

MURDOCH FRANCIS J & JUDITH C
32076 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0004-0000

BUILDING CHARACTERISTICS

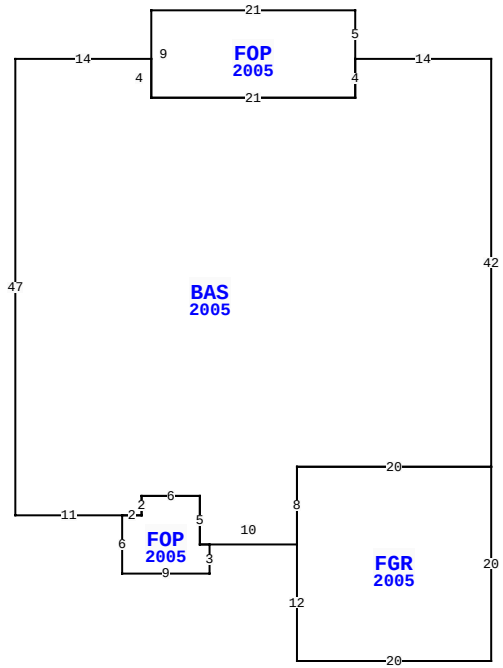
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,137	100	2,137	257,047
FGR	400	55	220	26,463
FOP	63	30	19	2,285
FOP	189	30	57	6,856
TOTALS	2,789		2,433	292,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,433	105.7420	132.18	321,594	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2013 Heated Area: 2137 HX Base Yr 2013



32076 GRAND PARKE BLVD, 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		292,651
TOTAL MARKET OB/XF VALUE		25,446
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		393,097
SOH/AGL Deduction		181,975
ASSESSED VALUE		211,122
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,122
TOTAL JUST VALUE		393,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14510	NEW CONSTR	2,000	03/01/2005
M09302	H/AC	0	02/01/2005
P09017	NEW CONSTR	0	02/01/2005
B14447	NEW CONSTR	158,902	02/01/2005
R07139	REPAIR/RRF	2,800	02/01/2005
B0515877	SWIM POOL	28,600	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1798/0931	6/18/2012	WD	Q	I	02	210,000
GRANTOR: ROE DARREN C & JENNIE						
GRANTEE: MURDOCH FRANCIS J &						
1326/1484	6/17/2005	WD	Q	I		244,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ROE DARREN C & JENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FOP=[YR=2005] N5 W21 S9 E21 N4 $ S4 W21 N4 W14 S47 E11 FOP=[YR=2005] S6 E9 N3 W1 N5 W6 S2 W2 $ E2 N2 E6 S5 E10 FGR=[YR=2005] S12 E20 N20 W20 S8 $ N8 E20 N42$.

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	0811	CONCRETE B	0	100	0	0	850.00	SF	5.20	5.20	100	2005	2005	3	86	3,801	
2	0845	KOOL DECK	0	100	0	0	617.00	SF	7.25	7.25	100	2005	2005	3	86	3,847	
3	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2005	2005	3	40	14,280	
4	1121	CB 4"	0	100	37	3	111.00	SF	5.00	5.00	100	2005	2005	3	86	477	
5	0471	VINYL FNC	0	100	0	0	144.00	LF	32.00	32.00	100	2005	2005	3	66	3,041	

LAND DESCRIPTION

TOTAL OB/XF 25,446

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS