

LOT 7
IN OR 1298/807
FLORA PARKE #3 PB 6/402

KOSTELNY LINDA A
32122 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0007-0000



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	12	HARDWOOD 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. 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	2,132	100	2,132	266,340
FGR	400	55	220	27,484
FOP	52	30	16	1,998
FOP	306	30	92	11,493
TOTALS	2,890		2,460	307,315

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	100	53	16	848.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	12	30	360.00	SF	85.00	85.00	
5	0911	SCRN RM A	0	100	28	36	1,008.00	SF	17.50	17.50	
6	0845	KOOL DECK	0	100	0	0	648.00	SF	14.50	14.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,460	109.8240	137.28	337,709	2005	2005	0	0	9.00	91.00
1 SNGL FAM - 100% - 2007 Heated Area: 2132 HX Base Yr 2007											
32122 GRAND PARKE BLVD, FERNANDINA BEACH											
BLD DATE 02/15/2007 PH LGL DATE 04/08/2024 MLU											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		307,315	
TOTAL MARKET OB/XF VALUE		33,308	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		415,623	
SOH/AGL Deduction		193,025	
ASSESSED VALUE		222,598	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		172,598	
TOTAL JUST VALUE		415,623	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		393,971	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703593	REMODEL	2,425	06/01/2017
B18349	SCRN RM	8,000	10/31/2006
B18207	SWIM POOL	27,000	07/01/2006
B13603	NEW CONSTR	0	12/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1298/0807	2/28/2005	WD Q	I		
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: KOSTELNY LINDA A					
1251/0001	8/05/2004	WD U	V	19	
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W20 FOP=[YR=2005] N5 W22 S18 E12 N9 E10 N4S S4 W10 S9 W12 N13 W18 S13 E4 S16 W4 S21 E12 N7 E9 FOP=[YR=2005] S4 E10 N4 W2 N2 W6 S2 W2 \$ E2 N2 E6 S2 E11 FGR=[YR=2005] S7 E20 N20 W20 S13 \$ N13 E20 N30 \$.											