



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

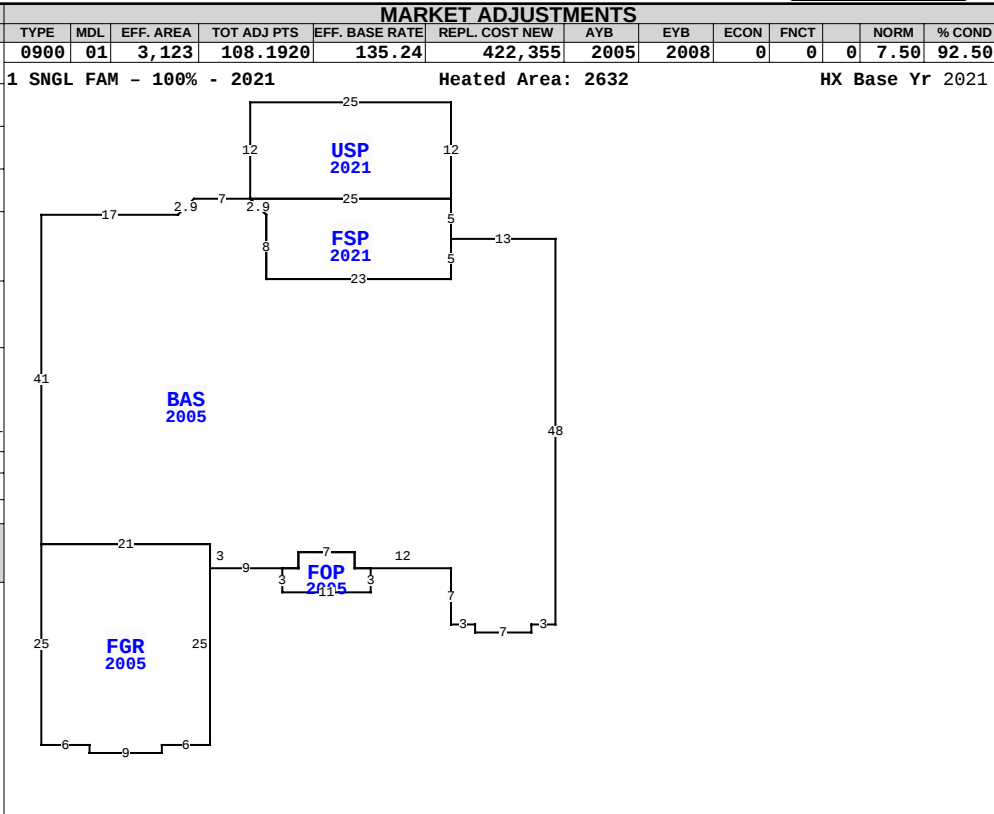
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,632	100	2,632	329,256
FGR	534	55	294	36,779
FOP	47	30	14	1,751
FSP	232	40	93	11,634
USP	300	30	90	11,259

TOTALS	3,745		3,123	390,678
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005
2	0812	CONCRETE C	0 100	0	0	1,265.00	SF	4.00	4.00	100	2005
3	0855	CONC PAVER	0 100	0	0	495.00	SF	10.00	10.00	100	2021
4	0462	ST/AL FNC	0 100	156	0	624.00	SF	10.00	10.00	100	2021
5	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00



32393 GRAND PARKE BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0 100	0	0	1,265.00	SF	4.00	4.00	100	2005	2005	3	86	4,352	
3	0855	CONC PAVER	0 100	0	0	495.00	SF	10.00	10.00	100	2021	2021	3	99	4,901	
4	0462	ST/AL FNC	0 100	156	0	624.00	SF	10.00	10.00	100	2021	2021	3	95	5,928	
5	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	98	882	

TOTAL OB/XF											
19,178											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		390,678			
TOTAL MARKET OB/XF VALUE		19,178			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		484,856			
SOH/AGL Deduction		162,912			
ASSESSED VALUE		321,944			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		271,944			
TOTAL JUST VALUE		484,856			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		457,664			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113038	FSP	6,486	09/27/2021
B2104954	SOLAR PANELS	24,225	04/20/2021
B2101975	(30) WINDOWS/ 2 D	30,423	02/01/2021
B13921	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2413/1531	12/04/2020	WD	Q	I	01
GRANTOR: HOFMANN LEAH L & CLAR					
GRANTEE: BONNELL RICHARD & M					
1954/1616	12/17/2014	WD	Q	I	01
GRANTOR: LENAHAH DONALD G JR &					
GRANTEE: HOFMANN LEAH L & CL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W13 FSP=[YR=2021] N5 USP=[YR=2021] N12 W25 S12 E25\$ W25 D2 R2 S8 E23 N5\$ S5 W23 N8 L2 U2 W7 D2 L2 W17 S41 FGR=[YR=2005] S25 E6 S1 E9 N1 E6 N25 W21\$ E21 S3 E9 FOP=[YR=2005] S3 E11 N3 W2 N2 W7 S2 W2\$ E2 N2 E7 S2 E12 S7 E3 S1 E7 N1 E3 N48\$.											