

LOT 37
IN OR 1682/1095
FLORA PARKE #3 PB 6/402

BREWER JEFFREY & SAMANTHA C
32377 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0037-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

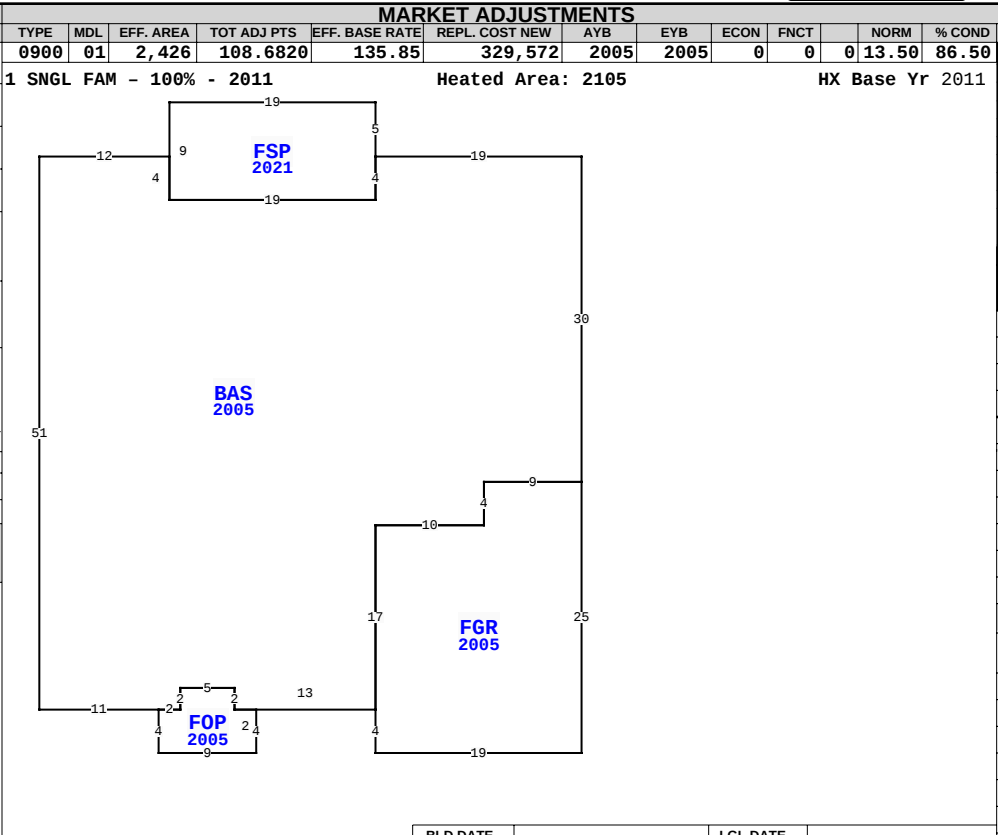
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,105	100	2,105	247,359
FGR	435	55	239	28,085
FOP	46	30	14	1,645
FSP	171	40	68	7,991

TOTALS	2,757		2,426	285,080
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0811	CONCRETE B	0 100	0	0	795.00	SF	5.20	
3	0462	ST/AL FNC	0 100	110	0	440.00	SF	10.00	
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	
5	0866	POOL FIBER	0 100	30	14	420.00	SF	72.00	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
7	0855	CONC PAVER	0 100	0	0	515.00	SF	10.00	

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



32377 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	
2	0811	CONCRETE B	0 100	0	0	795.00	SF	5.20	5.20	100	2005	2005	3	86	3,555	
3	0462	ST/AL FNC	0 100	110	0	440.00	SF	10.00	10.00	100	2012	2012	3	68	2,992	
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	83	249	
5	0866	POOL FIBER	0 100	30	14	420.00	SF	72.00	72.00	100	2021	2021	3	93	28,123	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	
7	0855	CONC PAVER	0 100	0	0	515.00	SF	10.00	10.00	100	2021	2021	3	99	5,099	

TOTAL OB/XF										43,658						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		285,080	
TOTAL MARKET OB/XF VALUE		43,658	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		403,738	
SOH/AGL Deduction		176,226	
ASSESSED VALUE		227,512	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		177,512	
TOTAL JUST VALUE		403,738	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		383,379	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106221	SWIM POOL	62,000	05/14/2021
B1809387	WINDOWS + SLIDE D	13,943	09/14/2018
M0509932	H/AC	0	06/01/2005
P0509564	OTHER	0	06/01/2005
E0515166	ELEC OTHER	2,000	06/01/2005
R0507674	REPAIR/RRF	2,800	05/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1682/1095	6/07/2010	WD U	I	I	12	190,000	
GRANTOR: HARTER GEORGE P & CAR							
GRANTEE: BREWER JEFFREY & SA							
1361/0001	10/24/2005	WD Q	I	I		263,400	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: HARTER GEORGE P & C							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=2005] W19 FSP=[YR=2021] N5 W19 S9 E19 N4\$ S4 W19 N4 W12 S51 E11 FOP=[YR=2005] S4 E9 N4 W2 N2 W5 S2 W2\$ E2 N2 E5 S2 E13 FGR=[YR=2005] S4 E19 N25 W9 S4 W10 S17\$ N17 E10 N4 E9 N30\$.							