

LOT 39
IN OR 1430/342
FLORA PARKE #3 PB 6/402

AUSTIN ILONA
32337 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,570	100	2,570	295,778
FGR	471	55	259	29,808
FOP	55	30	16	1,841
FOP	224	30	67	7,711
FUS	502	100	502	57,775
USP	330	30	99	11,394

TOTALS	4,152		3,513	404,306
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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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006
2	0810	CONCRETE A	0 100	0	0	1,210.00	SF	6.50	6.50	100	2006
3	0810	CONCRETE A	0 100	61	4	244.00	SF	6.50	6.50	100	2006
4	0476	VF 6 SBPL	0 100	0	0	130.00	LF	32.00	32.00	100	2012
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2012

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

REVIEW DATE	08/09/2019	BY	KWMB
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,513	100.6200	125.78	441,865	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2007											
Heated Area: 3072											
HX Base Yr 2007											
32337 GRAND PARKE BLVD, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/08/2024 MLU											

TOTAL OB/XF											
13,725											

TOTAL OB/XF											
13,725											

REVIEW DATE	08/09/2019	BY	KWMB	Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		404,306	
TOTAL MARKET OB/XF VALUE		13,725	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		493,031	
SOH/AGL Deduction		228,763	
ASSESSED VALUE		264,268	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		209,268	
TOTAL JUST VALUE		493,031	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		465,115	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21056455	(12) WINDOWS	13,500	05/04/2021
19003515	SCRNROOM	10,281	04/08/2019
M11062	H/AC	0	02/01/2006
E16622	NEW CONSTR	2,000	01/01/2006
P10513	NEW CONSTR	0	01/01/2006
C16859	CO ISSUED	215,800	12/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1430/0342	7/24/2006	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: AUSTIN HUGH W & ILO					
1361/0931	10/25/2005	WD	U	V	19
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2006] N53 W7 FOP=[YR=2006] N4 USP=[YR=2019] N10 W33 S10 E33\$ W33 S4 E3 D4 R4 E19 U4 R4 E3\$W3 D4 L4 W19 U4 L4 W13 S55 FGR=[YR=2006] S21 E21 N23 W15 S2 W6\$E6N2E24 FOP=[YR=2006] S5 E11 N5 W11\$E20\$ PTR=N49E15 FUS=[YR=2006] E15 S17 E4 S17 W4 N8 W4 S4 W11 N30\$ W15 S49\$.					

OTHER ADJUSTMENTS AND NOTES											

Common:	75,000
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