LOT 43
IN OR 1498/1312
FLORA PARKE #3 PB 6/402

SCOTT BRUCE
32283 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0043-0000

BUILDING CHARACTERISTICS

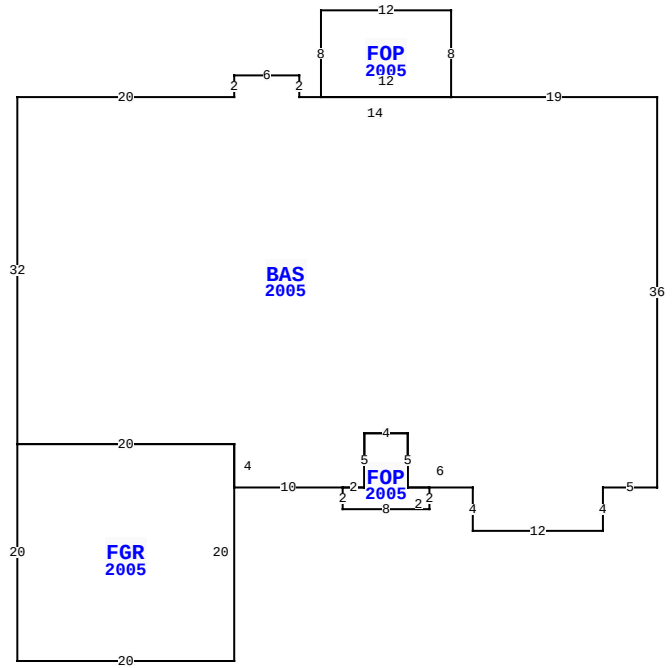
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,084	100	2,084	271,570
FGR	400	55	220	28,669
FOP	36	30	11	1,433
FOP	96	30	29	3,779
TOTALS	2,616		2,344	305,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,344	114.5620	143.20	335,661	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2017 Heated Area: 2084 HX Base Yr



32283 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		305,452
TOTAL MARKET OB/XF VALUE		6,660
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		387,112
SOH/AGL Deduction		147,892
ASSESSED VALUE		239,220
TOTAL EXEMPTION VALUE	13	239,220
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		387,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14817	ELEC OTHER	2,000	04/01/2005
M09639	MECH OTHER	0	04/01/2005
B14782	NEW CONSTR	154,503	03/01/2005
P09215	OTHER	0	03/01/2005
R07351	REPAIR/RRF	2,800	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1498/1312	5/11/2007	WD	Q	I		260,000
GRANTOR: CHARKATZ HARRY & SUSA						
GRANTEE: SCOTT BRUCE						
1359/0872	10/18/2005	WD	Q	I		263,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CHARKATZ HARRY & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 FOP=[YR=2005] N8 W12 S8 E12$ W14 N2 W6 S2 W20 S32 FGR=[YR=2005] S20 E20 N20 W20$ E20 S4 E10 FOP=[YR=2005] S2 E8 N2 W2 N5 W4 S5 W2$ E2 N5 E4 S5 E6 S4 E12 N4 E5 N36$.

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	859.00	SF	5.20	5.20	100	2005	2005	3	86	3,841	
2	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2011	2011	3	81	2,333	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2011	2011	3	81	486	

LAND DESCRIPTION

TOTAL OB/XF 6,660

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 11/30/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS