LOT 44
FLORA PARKE #3 PB 6/402

MOORE LISA
32271 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0044-0000

BUILDING CHARACTERISTICS

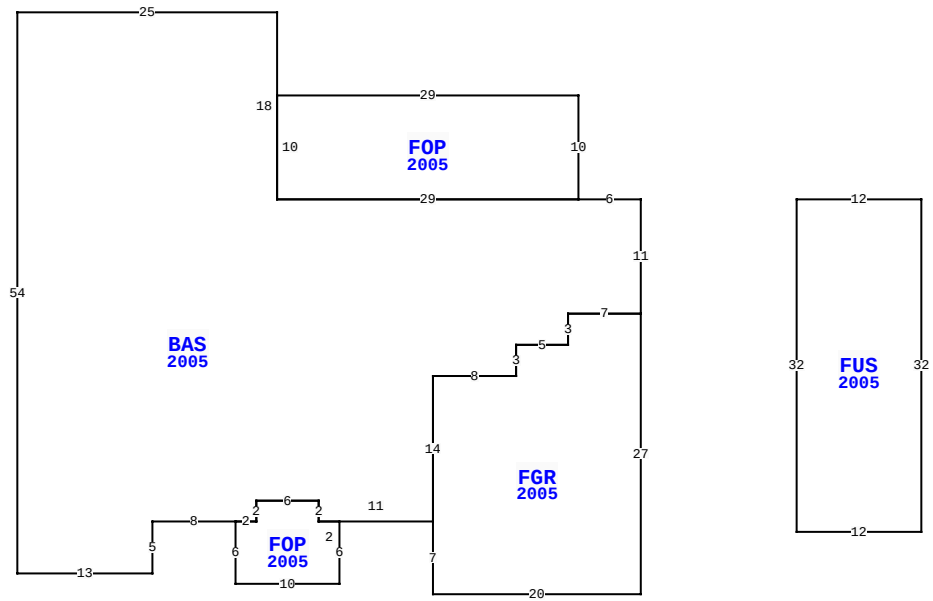
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	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
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,026	100	2,026	262,833
FGR	477	55	262	33,989
FOP	72	30	22	2,854
FOP	290	30	87	11,287
FUS	384	100	384	49,816
TOTALS	3,249		2,781	360,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,781	114.0480	142.56	396,459	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2013 Heated Area: 2410 HX Base Yr 2013



32271 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		360,778
TOTAL MARKET OB/XF VALUE		54,512
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		490,290
SOH/AGL Deduction		219,216
ASSESSED VALUE		271,074
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,074
TOTAL JUST VALUE		490,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12291	OTHER	0	04/01/2007
R10245	REPAIR/RRF	500	04/01/2007
B19701	SWIM POOL	36,076	04/01/2007
B19733	ADDITION	9,000	04/01/2007
B0414260	NEW CONSTR	170,141	12/01/2004
E0414109	ELEC OTHER	2,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/1974	6/29/2023	QC	U	I	11	100
GRANTOR: MARTIN STEVEN D						
GRANTEE: MOORE LISA F/K/A LI						
1807/1410	4/25/2012	WD	Q	I	02	212,000
GRANTOR: BUTLER GARY B & COLLE						
GRANTEE: MARTIN STEVEN D & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W6 FOP=[YR=2005] N10 W29 S10 E29 $ W29 N18 W25 S54 E13 N5 E8 FOP=[YR=2005] S6 E10 N6 W2 N2 W6 S2 W2 $ E2 N2 E6 S2 E11 FGR=[YR=2005] S7 E20 N27 W7 S3 W5 S3 W8 S14 $ N14 E8 N3 E5 N3 E7 N11 $ PTR= E15 FUS=[YR=2005] E12 S32 W12 N32 $ W15 $.

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	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	0811	CONCRETE B	0	100	0	0	876.00	SF	5.20	5.20	100	2005	2005	3	86	3,917	
3	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2007	2007	3	72	4,977	
4	0861	POOL GUNIT	0	100	0	0	527.00	SF	85.00	85.00	100	2007	2007	3	48	21,502	
5	0911	SCRN RM A	0	100	0	0	1,880.00	SF	17.50	17.50	100	2007	2007	3	31	10,199	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	31	620	
7	0845	KOOL DECK	0	100	0	0	1,353.00	SF	7.25	7.25	100	2007	2007	3	88	8,632	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	31	1,550	

LAND DESCRIPTION

TOTAL OB/XF 54,512

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS