

LOT 46
IN OR 1978/1818
FLORA PARKE #3 PB 6/402

WOMBLE ROBERT M JR/FERNANDEZ JILA E
CMR 422 BOX 1485
APO, AE 09067

2024

25-2N-28-0551-0046-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 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	2,438	100	2,438	288,815
FGR	484	55	266	31,511
FOP	84	30	25	2,962
FOP	192	30	58	6,871
FUS	432	100	432	51,177

TOTALS	3,630		3,219	381,335
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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	0	0	1.00	UT	2,000.00	2,000.00	100	2005
2	0471	VINYL FNC	0	0	0	244.00	LF	32.00	32.00	100	2005
3	0811	CONCRETE B	0	0	0	890.00	SF	5.20	5.20	100	2005
4	0911	SCRN RM A	0	0	8	24	SF	17.50	17.50	100	2007

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	0		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,219	104.1440	130.18	419,049	2005	2005	0	0	9.00	91.00
1 SNGL FAM - 0% - 2024 Heated Area: 2870 HX Base Yr											

32245 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	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	
2	0471	VINYL FNC	0	0	0	244.00	LF	32.00	32.00	100	2005	2005	3	66	5,153	
3	0811	CONCRETE B	0	0	0	890.00	SF	5.20	5.20	100	2005	2005	3	86	3,980	
4	0911	SCRN RM A	0	0	8	24	SF	17.50	17.50	100	2007	2007	3	31	1,042	

TOTAL OB/XF											
11,955											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		381,335	
TOTAL MARKET OB/XF VALUE		11,955	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		468,290	
SOH/AGL Deduction		0	
ASSESSED VALUE		468,290	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		468,290	
TOTAL JUST VALUE		468,290	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		441,646	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615467	REPAIR/RRF	8,000	11/07/2016
B17758	SCRN LANAI	6,788	10/31/2006
E14810	ELEC OTHER	2,000	04/01/2005
M09636	MECH OTHER	0	04/01/2005
R07506	REPAIR/RRF	2,800	04/01/2005
P09353	OTHER	0	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1978/1818	5/05/2015	WD	Q	I	02	265,000
GRANTOR: ICE CHRISTINA B						
GRANTEE: WOMBLE ROBERT M JR						
1755/1778	9/09/2011	WD	U	I	40	185,000
GRANTOR: SAGER ERIC M & MOIRA						
GRANTEE: ICE CHRISTINA B						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W15 FOP=[YR=2005] N4 W24 S8 E24 N4 \$ S4 W24 N4 W17 S39 FGR=[YR=2005] S22 E22 N22 W22 \$ E22 S12 E12 FOP=[YR=2005] S5 E10 N7 W2 N3 W6 S5 W2 \$ E2 N5 E6 S3 E14 N49 \$ PTR= E15 FUS=[YR=2005] E12 S36 W12 N36 \$ W15 \$.											