

LOT 47
IN OR 1906/1021
FLORA PARKE #3 PB 6/402

FLORIT GABRIEL P
32229 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0047-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 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	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	2,766	100	2,766	334,128
FGR	759	55	417	50,373
FOP	93	30	28	3,383
FOP	357	30	107	12,925

TOTALS	3,975		3,318	400,808
--------	-------	--	-------	---------

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
2	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	1,000.00	100
3	0810	CONCRETE A	0	100	43	3		129.00	SF 6.50	6.50	100
4	0810	CONCRETE A	0	100	0	0		1,140.00	SF 6.50	6.50	100
5	0911	SCRN RM A	0	100	30	48		1,440.00	SF 17.50	17.50	100
6	0861	POOL GUNIT	0	100	15	22		330.00	SF 85.00	85.00	100
7	0845	KOOL DECK	0	100	0	0		1,110.00	SF 7.25	7.25	100

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 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,318	105.6160	132.02	438,042	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2015 Heated Area: 2766 HX Base Yr 2015											
32229 GRAND PARKE BLVD, FERNANDINA BEACH											
BLD DATE: 04/08/2024 MLU											

TOTAL OB/XF											
37,604											

TOTAL OB/XF											
37,604											

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		400,808	
TOTAL MARKET OB/XF VALUE		37,604	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		513,412	
SOH/AGL Deduction		200,404	
ASSESSED VALUE		313,008	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		258,008	
TOTAL JUST VALUE		513,412	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		487,809	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704286	H/AC	0	07/01/2017
B19271	XF0B	10,000	01/01/2007
B19192	SWIM POOL	24,000	12/01/2006
M11362	H/AC	0	04/01/2006
C17219	CO ISSUED	202,216	02/01/2006
E16835	NEW CONSTR	2,000	02/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1906/1021	3/07/2014	WD Q	I	01	
GRANTOR: OHLENDORF WILLIAM R S					
GRANTEE: FLORIT GABRIEL P					
1435/0616	8/07/2006	WD Q	I		
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: OHLENDORF WILLIAM R					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2006] N39 FOP=[YR=2006] N12 W23 S19 E8 U7 R7 E8\$ W8 D7 L7 W8 N19 W37 S49 FGR=[YR=2006] W12 S23 E12 S2 E23 N21 W23 N4\$S4 E35 FOP=[YR=2006] S4 E13 N6 W3N3W7S5W3\$ E3N5E7S3E4S1E7N1E4\$.					

OTHER ADJUSTMENTS AND NOTES											

PRINTED 08/06/2024 BY SYS