



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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

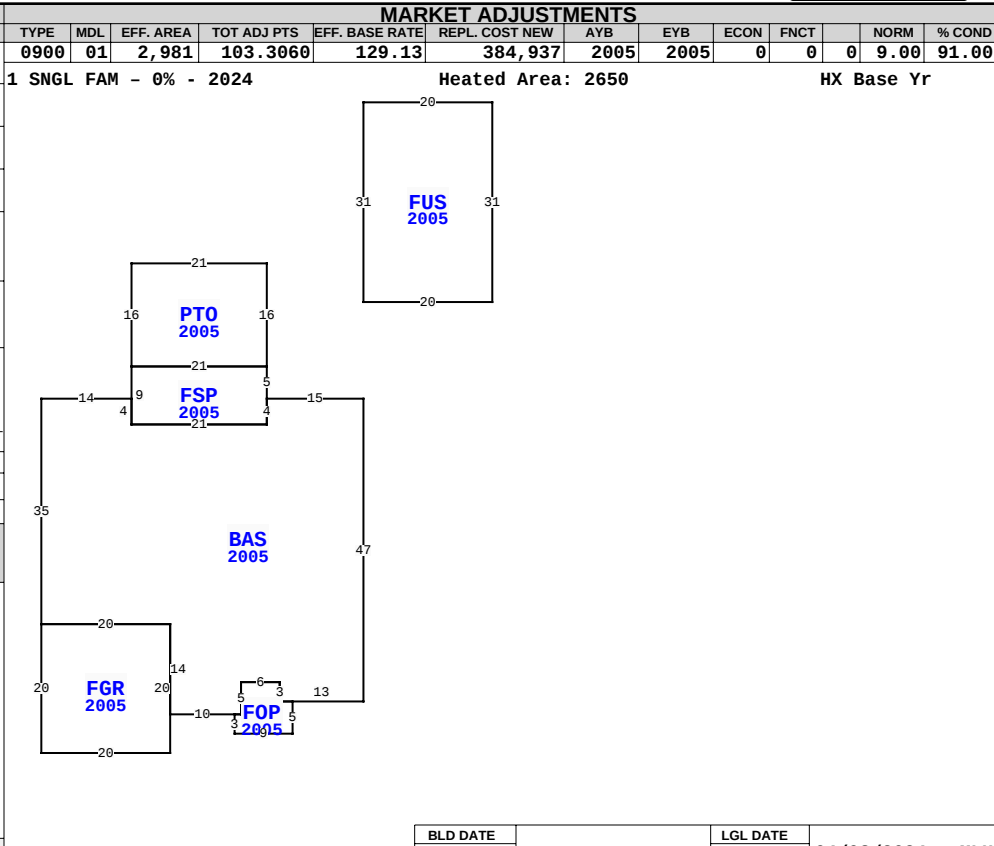
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100	2,030	238,542
FGR	400	55	220	25,852
FOP	61	30	18	2,115
FSP	189	40	76	8,931
FUS	620	100	620	72,856
PTO	336	5	17	1,997

TOTALS	3,636		2,981	350,293
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	844.00	SF	5.20	5.20	
3	0471	VINYL FNC	0	0	0	0	266.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



32189 GRAND PARKE BLVD, FERNANDINA BEACH											
BLD DATE: 04/08/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	350,293		
TOTAL MARKET OB/XF VALUE	12,507		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	437,800		
SOH/AGL Deduction	0		
ASSESSED VALUE	437,800		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	437,800		
TOTAL JUST VALUE	437,800		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	412,465		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13396	NEW CONSTR	0	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2674/387	10/02/2023	WD	Q	I	01	450,000
GRANTOR: ANGEL ALETA J ET AL						
GRANTEE: RYKACZEWSKI BRIAN &						
2648/838	6/15/2023	FJ	U	I	11	0
GRANTOR: ZYLICH NEIL P EST						
GRANTEE: ZYLICH ERIC N						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2005] W15 FSP=[YR=2005] N5 PTO=[YR=2005] N16 W21 S16 E21\$ W21 S9 E21 N4\$ S4 W21 N4 W14 S35 FGR=[YR=2005] S20 E20 N20 W20\$ E20 S14 E10 FOP=[YR=2005] S3 E9 N5 W2 N3 W6 S5 W1\$ E1 N5 E6 S3 E13 N47\$ PTR=N15 FUS=[YR=2005] N31 E20 S31 W20\$ S15\$.											