LOT 53
FLORA PARKE #3 PB 6/402

WASKETT SARAH LOUISE/ARBUCKLE WILLIAM
32139 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

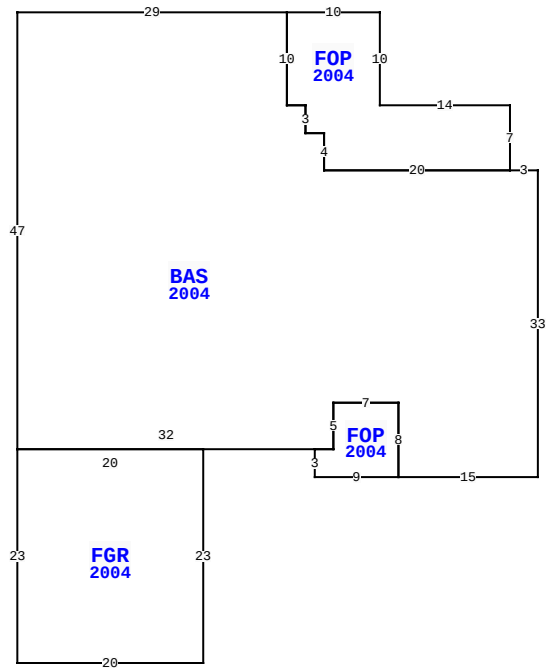
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,205	100	2,205	272,900
FGR	460	55	253	31,312
FOP	62	30	19	2,352
FOP	246	30	74	9,159
TOTALS	2,973		2,551	315,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,551	106.4640	133.08	339,487	2004	2009	0	0	0	7.00	93.00

1 SNGL FAM – 0% - 2023 Heated Area: 2205 HX Base Yr



32139 GRAND PARKE BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	315,723
TOTAL MARKET OB/XF VALUE	17,808
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	408,531
SOH/AGL Deduction	0
ASSESSED VALUE	408,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	408,531
TOTAL JUST VALUE	408,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014968	40X19 SCRN	5,500	11/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/788	2/24/2024	QC	U	I	11	100
GRANTOR: ARBUCKLE WILLIAM						
GRANTEE: WASKETT SARAH LOUIS						
2531/0324	1/19/2022	WD	Q	I	01	489,000
GRANTOR: RICHARDS JOHN C & MAR						
GRANTEE: ARBUCKLE WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W3 FOP=[YR=2004] N7 W14 N10 W10 S10 E2 S3 E2 S4 E20$ W20 N4 W2 N3 W2 N10 W29 S47 FGR=[YR=2004] S23 E20 N23 W20$ E32 FOP=[YR=2004] S3 E9 N8 W7 S5 W2$ E2 N5 E7 S8 E15 N33$.

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	0	0	0	1,379.00	SF	5.20	5.20	100	2004	2004	3	84	6,023	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
3	0476	VF 6 SBPL	0	0	0	0	160.00	LF	32.00	32.00	100	2012	2012	3	83	4,250	
4	0855	CONC PAVER	0	0	0	0	450.00	SF	10.00	10.00	100	2021	2021	3	99	4,455	

LAND DESCRIPTION

TOTAL OB/XF 17,808

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/29/2024 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS