

LOT 55  
IN OR 1340/712  
FLORA PARKE #3 PB 6/402

TAYLOR KELLY L  
32113 GRAND PARKE BLVD  
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0055-0000



| 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 70      |
| Interior Floo            | 08 | SHT VINYL 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| 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       | 2,153            | 100         | 2,153        | 251,565              |
| FGR       | 435              | 55          | 239          | 27,926               |
| FOP       | 52               | 30          | 16           | 1,869                |
| FSP       | 171              | 40          | 68           | 7,945                |
| TOTALS    | 2,811            |             | 2,476        | 289,305              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 | 1.00   | UT | 2,000.00 | 2,000.00       |       |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 854.00 | SF | 5.20     | 5.20           |       |
| 3              | 0471       | VINYL FNC   | 0   | 100 | 0 | 0 | 184.00 | LF | 32.00    | 32.00          |       |
| 4              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 297.00 | SF | 85.00    | 85.00          |       |
| 5              | 0845       | KOOL DECK   | 0   | 100 | 0 | 0 | 165.00 | SF | 7.25     | 7.25           |       |

| 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                  | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |       |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                                       | 01  | 2,476     | 102.7200    | 128.40         | 317,918        | 2005 | 2005 | 0    | 0    | 9.00 | 91.00  |
| 1 SNGL FAM - 100% - 2006 Heated Area: 2153 HX Base Yr 2006 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |
| 32113 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     |  |  |  |  |  |  |  |  |  | 289,305     |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 20,612      |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 75,000      |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 384,917     |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 181,169     |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 203,748     |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 55,000      |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 148,748     |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 384,917     |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 363,225     |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| E14819     | ELEC OTHER  | 2,000   | 04/01/2005 |
| M09637     | MECH OTHER  | 0       | 04/01/2005 |
| P09166     | OTHER       | 0       | 03/01/2005 |
| R07263     | REPAIR/RRF  | 2,800   | 02/01/2005 |
| B14618     | NEW CONSTR  | 157,188 | 02/01/2005 |
| B0515234   | SWIM POOL   | 26,000  | 01/01/2005 |

| SALES DATA                    |           |              |        |        |           |               |  |  |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 1340/0712                     | 8/09/2005 | WD           | Q      | I      |           | 258,400       |  |  |  |
| GRANTOR:SEDA CONSTRUCTION COM |           |              |        |        |           |               |  |  |  |
| GRANTEE:TAYLOR KELLY L & DE   |           |              |        |        |           |               |  |  |  |
| 1316/0019                     | 5/09/2005 | WD           | U      | V      | 07        | 100           |  |  |  |
| GRANTOR:FLORA PARKE DEVELOPME |           |              |        |        |           |               |  |  |  |
| GRANTEE:SEDA CONSTRUCTION C   |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2005] W12 FSP=[YR=2005] N5 W19 S9 E19 N4\$ S4 W19 N4 W19 S31 FGR=[YR=2005] S25 E19 N21 W10 N4 W9\$ E9 S4 E10 S17 E11 FOP=[YR=2005] S4 E10 N4 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E12 N52\$ . |  |  |  |  |  |  |  |  |  |  |  |