

LOT 58
IN OR 1424/1892
FLORA PARKE #3 PB 6/402

ISAAC FAMILY REV TRUST/ISAAC LILLIE TRUSTEE
P O BOX 221
YULEE, FL 32041-0221

2024

25-2N-28-0551-0058-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 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		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories		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	2,529	100	2,529	285,044
FGR	484	55	266	29,981
FOP	54	30	16	1,803
FSP	250	40	100	11,271
TOTALS	3,317		2,911	328,100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,911	102.4600	128.08	372,841	2005	2007	0	0	12.00	88.00
1 SNGL FAM - 100% - 2007 Heated Area: 2529 HX Base Yr 2007											
BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE	04/08/2024 MLU						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		328,100	
TOTAL MARKET OB/XF VALUE		10,035	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		413,135	
SOH/AGL Deduction		198,093	
ASSESSED VALUE		215,042	
TOTAL EXEMPTION VALUE		HX HB DX 55,000	
BASE TAXABLE VALUE		160,042	
TOTAL JUST VALUE		413,135	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		389,586	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007637	REPAIR/RRF	22,984	09/01/2020
B13567	NEW CONSTR	0	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/1892	6/30/2006	WD	Q	I		311,000
GRANTOR: JOHNSON JEFFREY J & J						
GRANTEE: ISAAC BENJAMIN & LI						
1295/0869	2/15/2005	WD	Q	I		241,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JOHNSON JEFFREY J &						

EXTRA FEATURES										32057 GRAND PARKE BLVD, FERNANDINA BEACH				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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115			
2	0476	VF 6 SBPL	0	100	0	0	140.00	LF	32.00	32.00	100	2005	2005	3	66	2,957			
3	0812	CONCRETE C	0	100	0	0	1,152.00	SF	4.00	4.00	100	2005	2005	3	86	3,963			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W14 FSP=[YR=2019] N6 W25 S10 E25 N4 \$ S4 W25 N4 W14 S50 FGR=[YR=2005] S22 E22 N22 W22 \$ E31 FOP=[YR=2005] S3 E11 N3 W2 N3 W7 S3 W2 \$ E2 N3 E7 S3E13 N50 \$.	

LAND DESCRIPTION										TOTAL OB/XF										10,035									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000												