

LOT 83
IN OR 1964/1913
FLORA PARKE #3 PB 6/402

PANKIW JANELLE A REV LVG TRUST/PANKIW JANELLE A TR
32392 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0083-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 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	2,250	100	2,250	291,527
FGR	436	55	240	31,096
FOP	116	30	35	4,535
FOP	279	30	84	10,884
TOTALS	3,081		2,609	338,042

TOTALS		17,841	2,000	333,342			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0504	FP-ELECTRI	0	100	0	0	
2	0810	CONCRETE A	0	100	36	3	
3	0810	CONCRETE A	0	100	50	16	
4	0861	POOL GUNIT	0	100	21	12	
5	0845	KOOL DECK	0	100	0	0	
6	0911	SCRN RM A	0	100	20	28	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	
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	2,609	111.4560	139.32	363,486	2006	2009	0	0	0	7.00	93.00	
1 SNGL FAM - 100% - 2018 Heated Area: 2250 HX Base Yr 2018													
32392 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			338,042
TOTAL MARKET OB/XF VALUE			22,891
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			435,933
SOH/AGL Deduction			132,950
ASSESSED VALUE			302,983
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			247,983
TOTAL JUST VALUE			435,933
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			412,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808436	(6) WINDOWS	4,151	11/01/2018
B061774	XFOB	4,000	05/01/2006
B17297	SWIM POOL	26,000	03/01/2006
M10969	H/AC	0	01/01/2006
C16815	CO ISSUED	165,583	12/01/2005
E16452	NEW CONSTR	2,000	12/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1964/1913	2/17/2015	WD U	I	I	11	100	
GRANTOR: PANKIW JANELLE							
GRANTEE: PANKIW JANELLE A RE							
1942/1588	10/15/2014	WD Q	I	I	01	310,000	
GRANTOR: GOLL STEPHEN J & KIM							
GRANTEE: PANKIW JANELLE							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=2006] N21 BAS=[YR=2006] N43 W30 S4 FOP=[YR=2006] W28 S8 E10 D5 R5 E8 N3 R2 U2 E3 N8S8 W3 D2 L2 S3 W8 U5 L5 W10 S37 E4 S1 E6 N1 E2 FOP=[YR=2006] S5 E13 N8 W3 N3 W7 S6 W3E3 N6 E7 S3 E15 N2 E5 N1 E16\$W16 S1 W5 S20 E21\$.													