

LOT 84
IN OR 1832/338
FLORA PARKE #3 PB 6/402

KOLEMBA GREGORY J & JENNIFER A
32374 GRANDE PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0084-0000



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	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

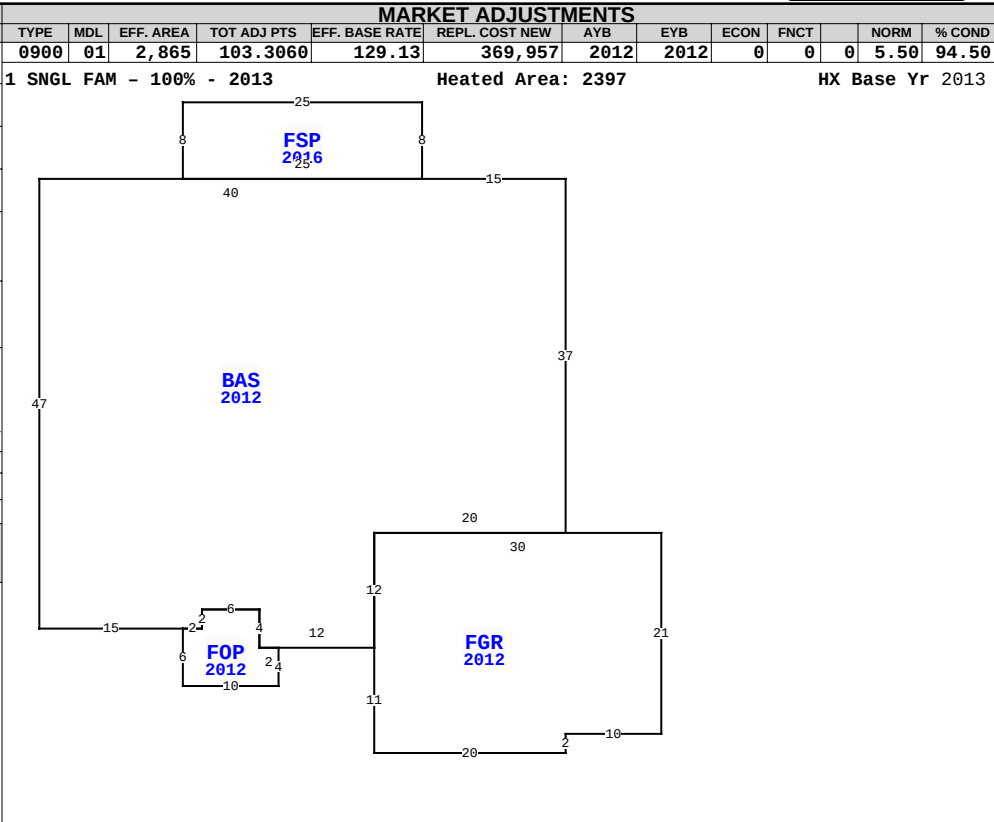
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,397	100	2,397	292,501
FGR	670	55	368	44,906
FOP	68	30	20	2,441
FSP	200	40	80	9,762

TOTALS	3,335		2,865	349,609
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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	2012	2012	3	95	3,325	
2	0812	CONCRETE C	0	100	0	0	1,208.00	SF	4.00	4.00	100	2012	2012	3	93	4,494	
3	0911	SCRN RM A	0	100	0	0	1,210.00	SF	17.50	17.50	100	2017	2017	3	78	16,517	
4	0866	POOL FIBER	0	100	0	0	240.00	SF	72.00	72.00	100	2017	2017	3	78	13,478	
5	0855	CONC PAVER	0	100	0	0	970.00	SF	7.00	7.00	100	2017	2017	3	97	6,586	
6	0855	CONC PAVER	0	100	0	0	297.00	SF	7.00	7.00	100	2017	2017	3	97	2,017	

LAND DESCRIPTION			TOTAL OB/XF 46,417														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000



32374 GRAND PARKE BLVD, FERNANDINA BEACH																	
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		349,609	
TOTAL MARKET OB/XF VALUE		46,417	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		471,026	
SOH/AGL Deduction		204,366	
ASSESSED VALUE		266,660	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		216,660	
TOTAL JUST VALUE		471,026	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		446,943	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B170915	SWIM POOL	40,000	03/01/2017
B26239	CO ISSUED	0	12/19/2012
E25317	NEW CONSTR	0	08/01/2012
E25333	NEW CONSTR	0	08/01/2012
P16048	NEW CONSTR	0	08/01/2012
B26239	NEW CONSTR	267,711	08/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1832/0338	12/20/2012	WD	Q	I	01	255,500	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: KOLEMBA GREGORY J J							
1316/1604	5/11/2005	WD	U	V	19	45,000	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2012]	W15	FSP=[YR=2016]	N8	W25	S8	E25	\$ W40 S47 E15
FOP=[YR=2012]	S6	E10	N4	W2	N4	W6	S2 W2 \$ E2 N2 E6 S4 E12
FGR=[YR=2012]	S11	E20	N2	E10	N21	W30	S12 \$ N12 E20 N37 \$.