

LOT 88
IN OR 1761/1572
FLORA PARKE #3 PB 6/402

CARTER MELANIE
32316 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0088-0000



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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

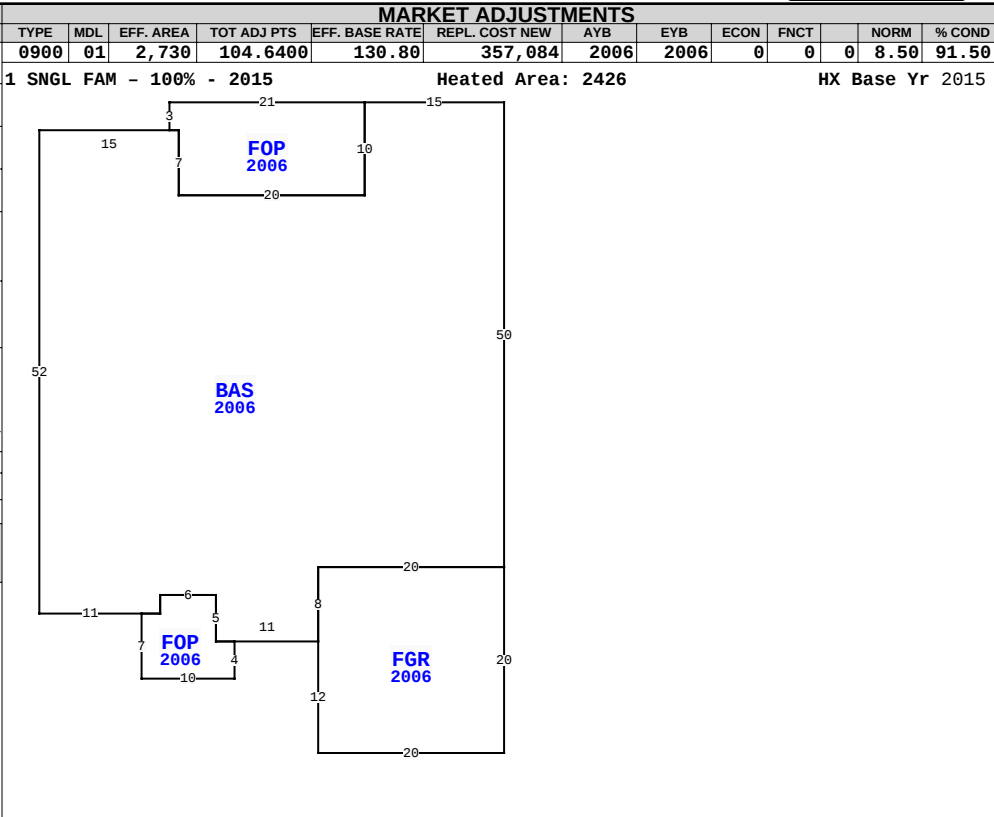
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,426	100	2,426	290,349
FGR	400	55	220	26,330
FOP	76	30	23	2,752
FOP	203	30	61	7,301

TOTALS	3,105		2,730	326,732
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	801.00	SF	5.20	5.20	100	2006
2	0810	CONCRETE A	0	100	29	87.00	SF	6.50	6.50	100	2006
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00



32316 GRAND PARKE BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
5,916											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		326,732	
TOTAL MARKET OB/XF VALUE		5,916	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		407,648	
SOH/AGL Deduction		162,948	
ASSESSED VALUE		244,700	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		194,700	
TOTAL JUST VALUE		407,648	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		383,075	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10804	MECH OTHER	0	12/01/2005
C16534	CO ISSUED	176,172	11/01/2005
B16534	NEW CONSTR	176,172	11/01/2005
E16159	ELEC OTHER	2,000	11/01/2005
P10342	OTHER	0	11/01/2005
R08540	REPAIR/RRF	2,800	11/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1761/1572	10/21/2011	WD	U	I	38
GRANTOR: PHAM CAM THI NGOC &					
GRANTEE: CARTER MELANIE					
1403/0230	4/11/2006	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: PHAM CAM THI NGOC &					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2006] W15 FOP=[YR=2006] W21 S3 E1 S7 E20 N10\$ S10 W20 N7 W15 S52 E11 FOP=[YR=2006] S7 E10 N4 W2 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2006] S12 E20 N20 W20 S8\$ N8 E20 N50\$.					