LOT 89
FLORA PARKE #3 PB 6/402

BOWERSON MARK D & MINGMING
32302 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0089-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

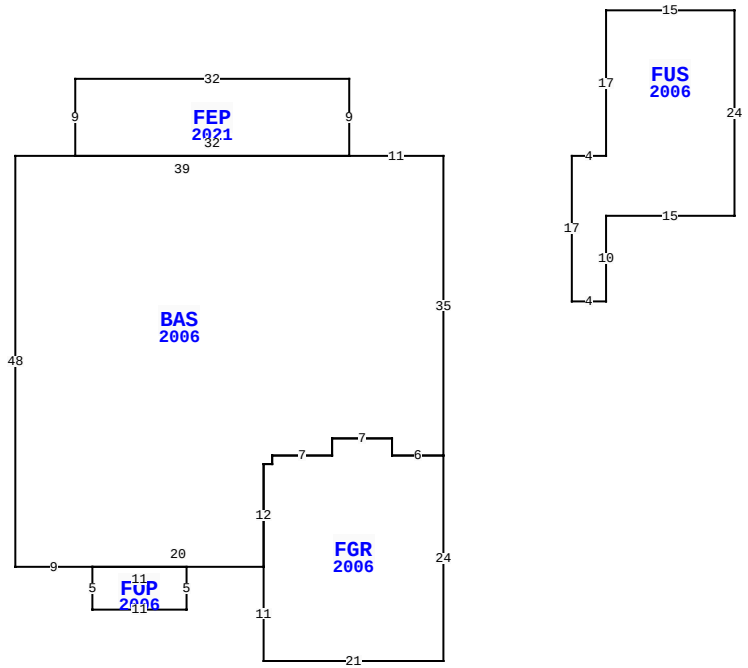
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,114	100	2,114	247,592
FEP	288	80	230	26,938
FGR	517	55	284	33,262
FOP	55	30	16	1,874
FUS	428	100	428	50,127
TOTALS	3,402		3,072	359,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,072	102.3960	128.00	393,216	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2021 Heated Area: 2542 HX Base Yr 2021



32302 GRAND PARKE BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		359,793
TOTAL MARKET OB/XF VALUE		5,872
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		440,665
SOH/AGL Deduction		139,901
ASSESSED VALUE		300,764
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		245,764
TOTAL JUST VALUE		440,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012723	XFOB-GLASS WALLS	17,649	12/18/2020
E17140	ELEC OTHER	2,000	04/01/2006
M11363	MECH OTHER	0	04/01/2006
C17300	CO ISSUED	182,122	03/01/2006
R09009	REPAIR/RRF	2,800	03/01/2006
B17300	NEW CONSTR	182,122	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/1981	9/01/2020	WD	Q	I	01	295,000
GRANTOR: GRINN BLAZE & CANDACE						
GRANTEE: BOWERSON MARK D & M						
2150/1388	9/27/2017	WD	Q	I	01	245,000
GRANTOR: BURNETT JOANNE C						
GRANTEE: GRINN BLAZE & CANDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 FEP=[YR=2021] N9 W32 S9 E32$ W39 S48 E9
FOP=[YR=2006] S5 E11 N5 W11$ E20 FGR=[YR=2006] S11 E21 N24 W6
N2 W7 S2 W7 S1 W1 S12$ N12 E1 N1 E7 N2 E7 S2 E6 N35$ PTR=E15
FUS=[YR=2006] E4 N17 E15 S24 W15 S10 W4 N17$ W15$.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	795.00	SF	5.20	5.20	100	2006	2006	3	87	3,597	
3	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2006	2006	3	87	475	

LAND DESCRIPTION

TOTAL OB/XF 5,872

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 08/10/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS