LOT 90
IN OR 2031/172
FLORA PARKE #3 PB 6/402

CZARNY ANTHONY M & MARLENE B
32284 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0090-0000

BUILDING CHARACTERISTICS

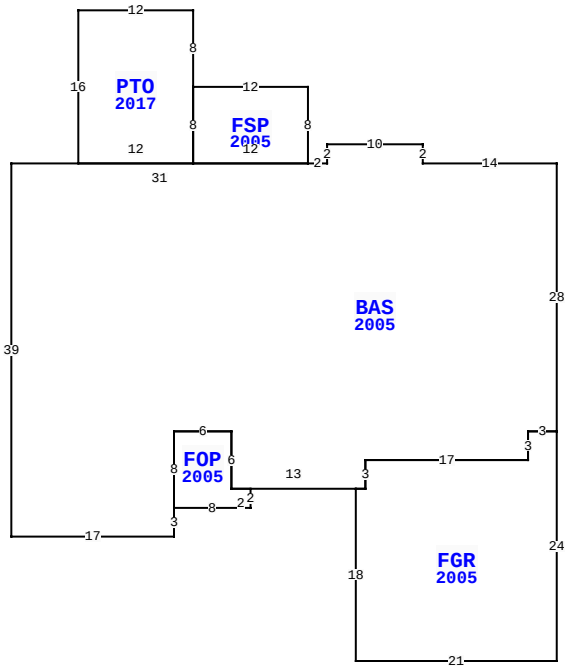
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,938	100	1,938	249,740
FGR	447	55	246	31,701
FOP	52	30	16	2,062
FSP	96	40	38	4,897
PTO	192	5	10	1,289
TOTALS	2,725		2,248	289,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,248	113.2880	141.61	318,339	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2017 Heated Area: 1938 HX Base Yr 2017



32284 GRAND PARKE BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,688
TOTAL MARKET OB/XF VALUE		13,636
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		378,324
SOH/AGL Deduction		149,120
ASSESSED VALUE		229,204
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,204
TOTAL JUST VALUE		378,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701762	SCRN ENCLSRE	4,510	04/01/2017
E14368	ELEC OTHER	2,000	02/01/2005
M09299	MECH OTHER	0	02/01/2005
P08996	OTHER	0	02/01/2005
B14450	NEW CONSTR	142,742	02/01/2005
R07142	REPAIR/RRF	2,800	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2031/0172	2/26/2016	WD	Q	I	02	210,000
GRANTOR: DILLON MICHAEL & LIND						
GRANTEE: CZARNY ANTHONY M &						
1639/0074	9/08/2009	WD	Q	I	01	205,000
GRANTOR: WITTA CHARLES D & CHR						
GRANTEE: DILLON MICHAEL W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 N2 W10 S2 W2 FSP=[YR=2005] N8 W12
PTO=[YR=2017] N8 W12 S16 E12 N8$ S8 E12$ W31 S39E17 N3
FOP=[YR=2005] E8 N2 W2 N6 W6 S8$ N8 E6 S6 E13 FGR=[YR=2005]
S18 E21 N24 W3 S3 W17 S3 W1$ E1 N3E17 N3 E3 N28$.

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	2005	2005	3	89	1,780	
2	0811	CONCRETE B	0	100	0	0	893.00	SF	5.20	5.20	100	2005	2005	3	86	3,993	
3	0911	SCRN RM A	0	100	0	0	192.00	SF	17.50	17.50	100	2017	2017	3	78	2,621	
4	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	100	2017	2017	3	84	5,242	

LAND DESCRIPTION

TOTAL OB/XF 13,636

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	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							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS