LOT 93
FLORA PARKE #3 PB 6/402

HETTICH MARILYNN
32240 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0551-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

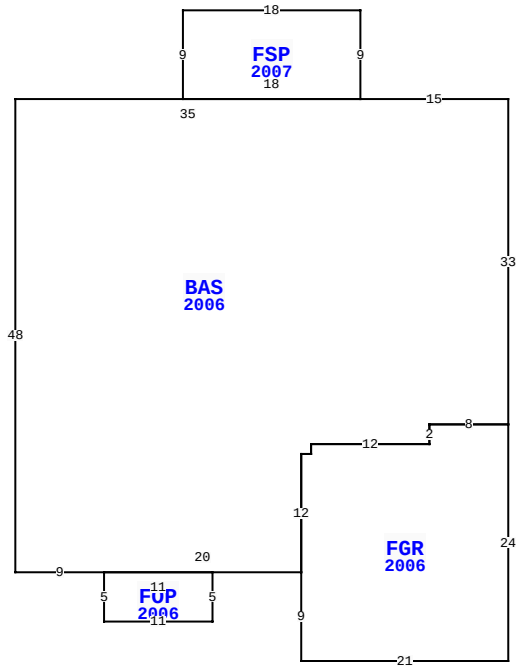
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,112	100	2,112	256,937
FGR	477	55	262	31,874
FOP	55	30	16	1,946
FSP	162	40	65	7,908
TOTALS	2,806		2,455	298,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,455	105.2160	131.52	322,882	2006	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2022 Heated Area: 2112 HX Base Yr 2022



32240 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		298,666
TOTAL MARKET OB/XF VALUE		8,976
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		382,642
SOH/AGL Deduction		78,982
ASSESSED VALUE		303,660
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		253,660
TOTAL JUST VALUE		382,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802106	WINDOWS	16,126	04/01/2018
R1706903	REPAIR/RRF	10,000	11/01/2017
B1531017	SCRN ENCLSR	19,503	08/01/2015
M10919	MECH OTHER	0	01/01/2006
C16818	CO ISSUED	157,867	12/01/2005
E16453	ELEC OTHER	2,000	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2494/1263	9/07/2021	WD	Q	I	01	375,000
GRANTOR: D&D MILES FAMILY TRUS						
GRANTEE: HETTICH MARILYNN						
1733/1559	4/05/2011	QC	U	I	11	100
GRANTOR: MILES DEBORAH						
GRANTEE: MILES DEBORAH TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 FSP=[YR=2007] N9 W18 S9 E18$ W35 S48 E9 FOP=[YR=2006] S5 E11 N5 W11$ E20 FGR=[YR=2006] S9 E21 N24 W8 S2 W12 S1 W1 S12$ N12 E1 N1 E12 N2 E8 N33$.

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	802.00	SF	5.20	5.20	100	2006	2006	3	87	3,628	
3	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2006	2006	3	87	441	
4	0462	ST/AL FNC	0	100	0	0	432.00	SF	10.00	10.00	100	2007	2007	3	48	2,074	
5	0911	SCRN RM A	0	100	18	3	54.00	SF	17.50	17.50	100	2015	2015	3	70	662	
6	0810	CONCRETE A	0	100	12	5	60.00	SF	6.50	6.50	100	2015	2015	3	95	371	

LAND DESCRIPTION

TOTAL OB/XF 8,976

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 05/11/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS