LOT 134
IN OR 1736/1484
FLORA PARKE 2B PB 6/255

KIRKLAND ERNEST J
31045 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0134-0000

BUILDING CHARACTERISTICS

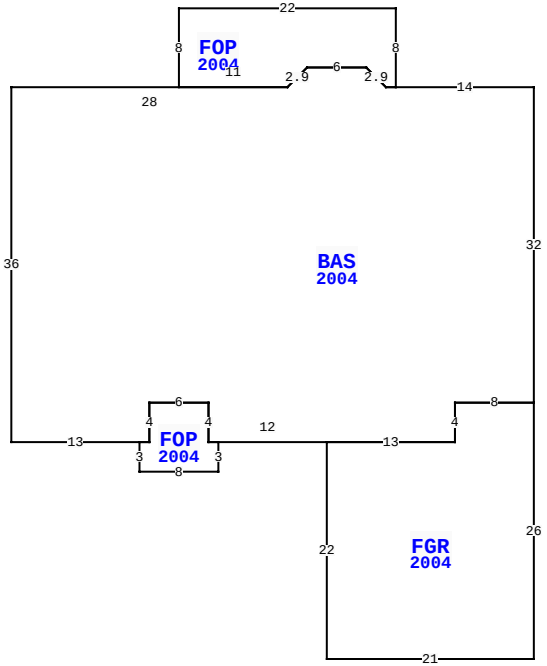
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	2004	1,868	255,980
FGR	494	55	2004	272	37,274
FOP	48	30	2004	14	1,919
FOP	160	30	2004	48	6,577
TOTALS	2,570			2,202	301,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,202	115.3460	152.26	335,277	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2012 Heated Area: 1868 HX Base Yr 2012



31045 GRASSY PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

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	0811	CONCRETE B	0	100	0	0	962.00	SF	5.20	5.20	100	2004	2004	3	83	4,152	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	83	498	
4	0462	ST/AL FNC	0	100	78	0	312.00	SF	10.00	10.00	100	2013	2013	3	68	2,122	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,749
TOTAL MARKET OB/XF VALUE		9,817
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		396,566
SOH/AGL Deduction		199,283
ASSESSED VALUE		197,283
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,561
TOTAL JUST VALUE		396,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1736/1484	4/29/2011	WD	Q	I	01	165,900
GRANTOR: WATZ ERIC A & CORINNA						
GRANTEE: KIRKLAND ERNEST J I						
1222/0477	4/14/2004	WD	Q	I		173,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WATZ ERIC A & CORIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FOP=[YR=2004] N8 W22 S8 E11 U2 R2 E6 D2 R2 E1 $ W1 U2 L2 W6 L2 D2 W28 S36 E13 FOP=[YR=2004] S3 E8 N3 W1 N4 W6 S4 W1 $ E1 N4 E6 S4 E12 FGR=[YR=2004] S22 E21 N26 W8 S4 W13 $ E13 N4 E8 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 9,817

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/30/2022 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS