LOT 135
FLORA PARKE 2B PB 6/255

OVERTON SANDRA/RUBIN NICOLE
31053 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0135-0000

BUILDING CHARACTERISTICS

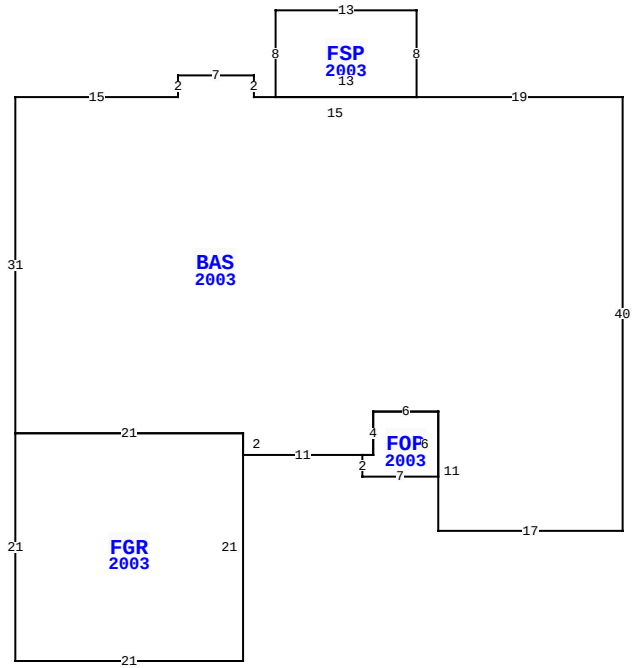
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,915	100	2003	1,915	239,453
FGR	441	55	2003	243	30,385
FOP	38	30	2003	11	1,376
FSP	104	40	2003	42	5,252
TOTALS	2,498			2,211	276,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,211	105.8400	139.71	308,899	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2022 Heated Area: 1915 HX Base Yr 2022



31053 GRASSY PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		276,465
TOTAL MARKET OB/XF VALUE		11,382
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		372,847
SOH/AGL Deduction		128,742
ASSESSED VALUE		244,105
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,383
TOTAL JUST VALUE		372,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310845	NEW CONSTR	142,892	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2601/1376	11/03/2022	QC	U	I	11	100
GRANTOR: OVERTON SANDRA (60% I						
GRANTEE: OVERTON SANDRA & NI						
2488/1468	8/13/2021	FJ	U	I	11	0
GRANTOR: BAIA ANTHONY J EST						
GRANTEE: OVERTON SANDRA & NI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W19 FSP=[YR=2003] N8 W13 S8 E13 $ W15 N2 W7 S2 W15 S31 FGR=[YR=2003] S21 E21 N21 W21 $ E21 S2 E11 FOP=[YR=2003] S2 E7 N6 W6 S4 W1 $ E1 N4 E6 S11 E17 N40 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	881.00	SF	5.20	5.20	100	2003	2003	3	82	3,757	
3	0471	VINYL FNC	0	100	0	0	133.00	LF	32.00	32.00	100	2003	2003	3	58	2,468	
4	0462	ST/AL FNC	0	100	0	0	316.00	SF	10.00	10.00	100	2003	2003	3	30	948	
5	0810	CONCRETE A	0	100	0	0	225.00	SF	6.50	6.50	100	2003	2003	3	82	1,199	

LAND DESCRIPTION

TOTAL OB/XF 11,382

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS