LOT 138
FLORA PARKE 2B PB 6/255

PRESCOTT JEREMY & LORETTA
31083 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0138-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

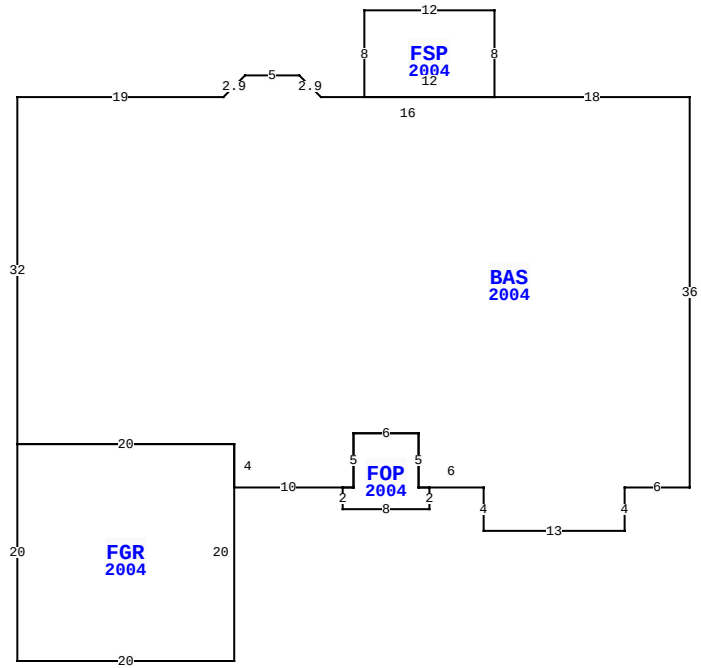
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,188	100	2004	2,188	286,971
FGR	400	55	2004	220	28,855
FOP	46	30	2004	14	1,836
FSP	96	40	2004	38	4,984
TOTALS	2,730			2,460	322,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,460	110.4000	145.73	358,496	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2020 Heated Area: 2188 HX Base Yr 2020



31083 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		322,646
TOTAL MARKET OB/XF VALUE		8,873
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		416,519
SOH/AGL Deduction		161,157
ASSESSED VALUE		255,362
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,640
TOTAL JUST VALUE		416,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706015	REPAIR/RRF	14,741	09/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2316/1106	10/23/2019	WD	Q	I	01	279,000
GRANTOR: FOSTER BRIDGET L & GE						
GRANTEE: PRESCOTT JEREMY & L						
1994/0509	7/27/2015	WD	Q	I	01	229,900
GRANTOR: REAVES BRIAN & MICHEL						
GRANTEE: FOSTER BRIDGET L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FSP=[YR=2004] N8 W12 S8 E12$ W16 U2 L2 W5 D2 L2 W19 S32 FGR=[YR=2004] S20 E20 N20 W20$ E20 S4 E10 FOP=[YR=2004] S2 E8 N2 W1 N5 W6 S5 W1$ E1 N5 E6 S5 E6 S4 E13 N4 E6 N36$.

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	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	658.00	SF	5.20	5.20	100	2004	2004	3	83	2,840	
3	0462	ST/AL FNC	0	100	162	0	648.00	SF	10.00	10.00	100	2006	2006	3	40	2,592	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	66	396	

LAND DESCRIPTION

TOTAL OB/XF 8,873

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