LOT 139
FLORA PARKE 2B PB 6/255

**BRUNO MANDY N & PAUL S**
31105 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

# 2025

**25-2N-28-0550-0139-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

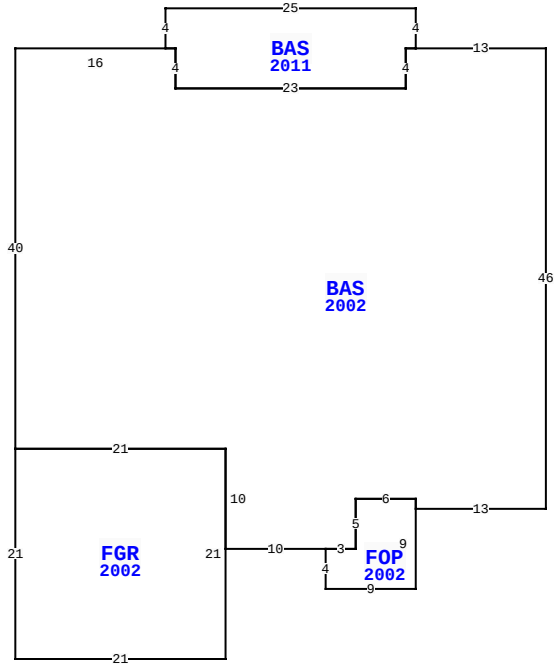
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,266 | 100 | 2002 | 2,266 | 266,032 |
| BAS | 192 | 100 | 2011 | 192 | 22,541 |
| FGR | 441 | 55 | 2002 | 243 | 28,528 |
| FOP | 66 | 30 | 2002 | 20 | 2,348 |
| TOTALS | 2,965 | | | 2,721 | 319,449 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,721 | 99.7440 | 131.66 | 358,247 | 2002 | 2002 | 0 | 0 | 0 | 10.83 | 89.17 |

1 SNGL FAM – 100% - 2025 Heated Area: 2458 HX Base Yr 2025




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

31105 GRASSY PARKE DR, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 319,449 |
| TOTAL MARKET OB/XF VALUE | | 5,496 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 409,945 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 409,945 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 359,223 |
| TOTAL JUST VALUE | | 409,945 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 384,803 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0209692 | NEW CONSTR | 165,217 | 06/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2494/0024 | 8/26/2021 | WD | Q | I | 01 | 354,100 |
| GRANTOR: DOUGLAS CURT L | | | | | | |
| GRANTEE: BRUNO MANDY N & PAU | | | | | | |
| 2446/0710 | 3/23/2021 | QC | U | I | 11 | 100 |
| GRANTOR: DOUGLAS VIVIENNE M | | | | | | |
| GRANTEE: DOUGLAS CURT L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W13 BAS=[YR=2011] N4 W25 S4 E1 S4 E23 N4 E1$ W1 S4 W23 N4 W16 S40 FGR=[YR=2002] S21 E21 N21 W21$ E21 S10 E10 FOP=[YR=2002] S4 E9 N9 W6 S5 W3$ E3 N5 E6 S1 E13 N46$ .

## EXTRA FEATURES

| L N | 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 | 2002 | 2002 | 3 | 85 | 2,975 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 606.00 | SF | 5.20 | 5.20 | 100 | 2002 | 2002 | 3 | 80 | 2,521 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,496

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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