LOT 140
FLORA PARKE 2B PB 6/255

PICKARD BRIAN & LINDSEY
31119 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0140-0000

BUILDING CHARACTERISTICS

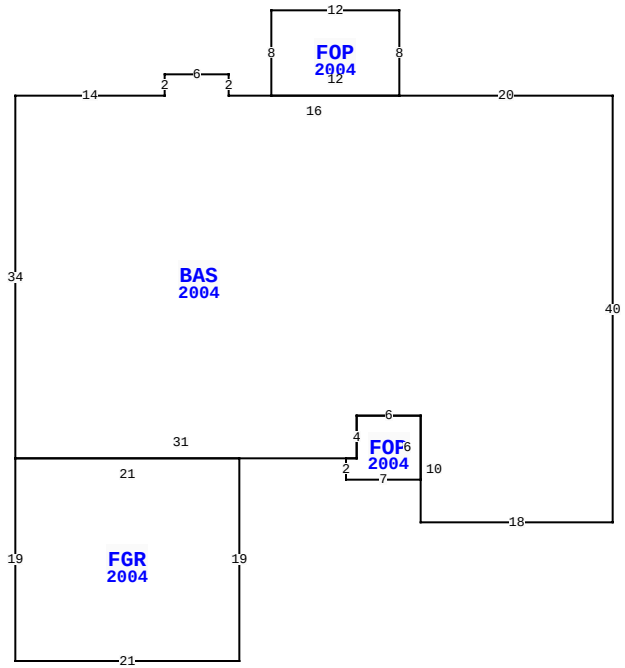
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,000	100	2004	2,000	253,800
FGR	399	55	2004	219	27,791
FOP	38	30	2004	11	1,396
FOP	96	30	2004	29	3,680
TOTALS	2,533			2,259	286,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,259	106.8200	141.00	318,519	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2022 Heated Area: 2000 HX Base Yr 2022



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

31119 GRASSY PARKE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		286,667
TOTAL MARKET OB/XF VALUE		22,818
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		394,485
SOH/AGL Deduction		86,722
ASSESSED VALUE		307,763
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,041
TOTAL JUST VALUE		394,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412592	XFOB	4,300	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2485/0307	7/30/2021	WD	Q	I	01	440,000
GRANTOR: NUTEFALL KENNETH C &						
GRANTEE: PICKARD BRIAN & LIN						
1232/1803	5/24/2004	WD	Q	I		201,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: NUTEFALL KENNETH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 FOP=[YR=2004] N8 W12 S8 E12$ W16 N2 W6 S2 W14 S34 FGR=[YR=2004] S19 E21 N19 W21$ E31 FOP=[YR=2004] S2 E7 N6 W6 S4 W1$ E1 N4 E6 S10 E18 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	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	753.00	SF	5.20	5.20	100	2004	2004	3	83	3,250	
3	0845	KOOL DECK	0	100	0	0	381.00	SF	7.25	7.25	100	2004	2004	3	83	2,293	
4	0861	POOL GUNIT	0	100	0	0	378.00	SF	85.00	85.00	100	2004	2004	3	32	10,282	
5	0911	SCRN RM A	0	100	0	0	940.00	SF	17.50	17.50	100	2006	2006	3	24	3,948	

LAND DESCRIPTION

TOTAL OB/XF 22,818

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 05/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS