LOT 141
IN OR 2051/1433
FLORA PARKE 2B PB 6/255

VITALE LEONARDO/CAMPILONGO KATHERINE
31127 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0141-0000

BUILDING CHARACTERISTICS

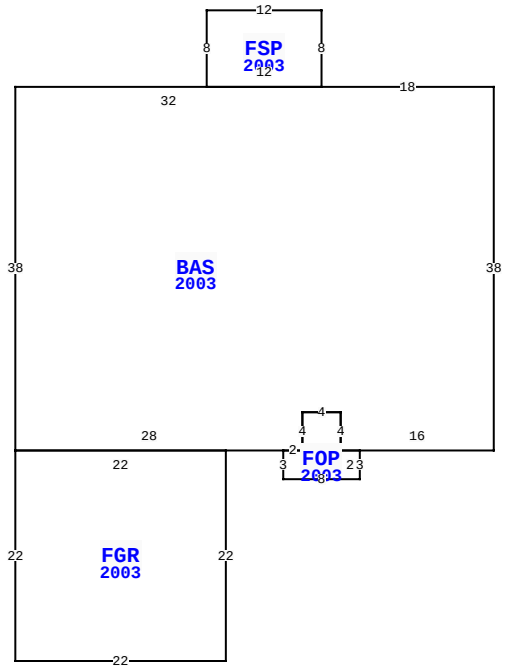
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,884	100	2003	1,884	233,624
FGR	484	55	2003	266	32,985
FOP	40	30	2003	12	1,488
FSP	96	40	2003	38	4,712
TOTALS	2,504			2,200	272,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,200	104.7620	138.29	304,238	2003	2003	0	0	0	10.33	89.67

1 SNGL FAM – 100% - 2017 Heated Area: 1884 HX Base Yr 2017



31127 GRASSY PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,810
TOTAL MARKET OB/XF VALUE		9,533
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		367,343
SOH/AGL Deduction		147,376
ASSESSED VALUE		219,967
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,245
TOTAL JUST VALUE		367,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006381	1 DOOR	1,026	08/01/2020
R1707731	REPAIR/RRF	10,400	12/01/2017
B0210360	NEW CONSTR	141,531	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2051/1433	5/26/2016	WD	Q	I	01	202,500
GRANTOR: TONTI LOUIS G & JOYCE						
GRANTEE: VITALE LEONARDO & K						
1355/0630	10/04/2005	WD	Q	I		230,000
GRANTOR: HUDELSON ROBERT L & A						
GRANTEE: TONTI LOUIS G & JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 FSP=[YR=2003] N8 W12 S8 E12$ W32 S38
FGR=[YR=2003] S22 E22 N22 W22$ E28 FOP=[YR=2003] S3 E8 N3 W2
N4 W4 S4 W2$ E2 N4 E4 S4 E16 N38$.

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	0812	CONCRETE C	0	100	0	0	1,065.00	SF	4.00	4.00	100	2003	2003	3	82	3,493	
3	0462	ST/AL FNC	0	100	0	0	1,010.00	SF	10.00	10.00	100	2003	2003	3	30	3,030	

LAND DESCRIPTION

TOTAL OB/XF 9,533

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