LOT 142
IN OR 2103/1218
FLORA PARKE 2B PB 6/255

BAILEY PATRICK & KRISTEL F
31139 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0142-0000

BUILDING CHARACTERISTICS

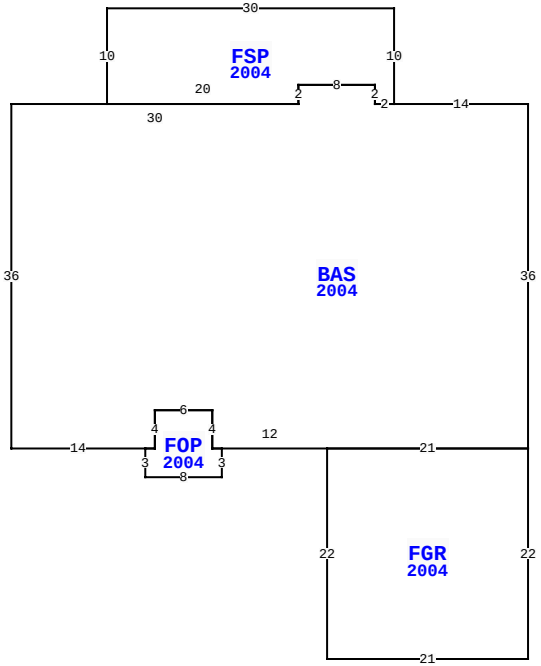
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,936	100	2004	1,936	252,055
FGR	462	55	2004	254	33,069
FOP	48	30	2004	14	1,823
FSP	284	40	2004	114	14,842
TOTALS	2,730			2,318	301,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,318	108.3880	143.07	331,636	2004	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2018 Heated Area: 1936 HX Base Yr 2018



31139 GRASSY PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	301,789
TOTAL MARKET OB/XF VALUE	12,753
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	399,542
SOH/AGL Deduction	156,862
ASSESSED VALUE	242,680
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	191,958
TOTAL JUST VALUE	399,542
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	375,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007848	(4) WINDOWS	4,534	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/1218	2/20/2017	WD	Q	I	01	217,500
GRANTOR: GALLOWAY WILLIAM EDWA						
GRANTEE: BAILEY PATRICK & KR						
1933/1962	8/12/2014	SW	U	I	12	195,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: GALLOWAY WILLIAM ED						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FSP=[YR=2004] N10 W30 S10 E20 N2 E8 S2 E2$ W2 N2 W8 S2 W30 S36 E14 FOP=[YR=2004] S3 E8 N3 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E12 FGR=[YR=2004] S22 E21 N22 W21$ E21 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	0812	CONCRETE C	0	100	0	0	1,046.00	SF	4.00	4.00	100	2004	2004	3	83	3,473	
3	0479	VF PICKET	0	100	0	0	98.00	LF	10.00	10.00	100	2004	2004	3	61	598	
4	0476	VF 6 SBPL	0	100	0	0	109.00	LF	32.00	32.00	100	2009	2009	3	74	2,581	
5	0855	CONC PAVER	0	100	0	0	485.00	SF	7.00	7.00	100	2010	2010	3	90	3,056	

LAND DESCRIPTION

TOTAL OB/XF 12,753

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