LOT 145
IN OR 1225/1385
FLORA PARKE 2B PB 6/255

**DOMBKOWSKI ETHAN T & CLAUDIA X**
31163 GRASSY PARK DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**25-2N-28-0550-0145-0000**

## BUILDING CHARACTERISTICS

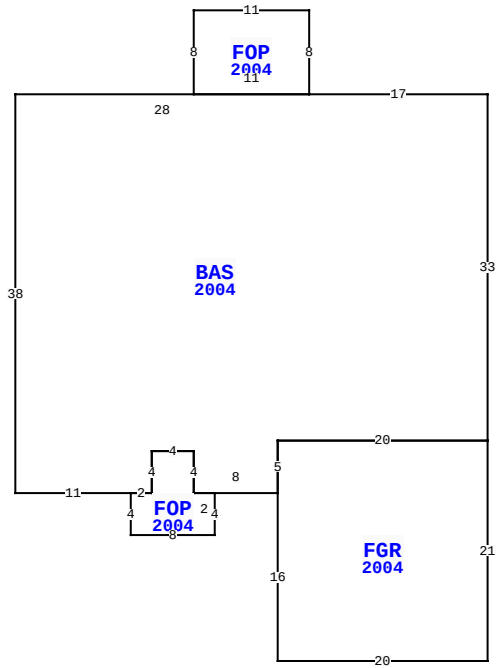
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 | 1,594 | 100 | 2004 | 1,594 | 204,143 |
| FGR | 420 | 55 | 2004 | 231 | 29,584 |
| FOP | 48 | 30 | 2004 | 14 | 1,793 |
| FOP | 88 | 30 | 2004 | 26 | 3,330 |
| TOTALS | 2,150 | | | 1,865 | 238,851 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,865 | 107.8000 | 142.30 | 265,390 | 2004 | 2004 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SNGL FAM – 0% - 0 Heated Area: 1594 HX Base Yr




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

31163 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 | 238,851 |
| TOTAL MARKET OB/XF VALUE | 9,370 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 333,221 |
| SOH/AGL Deduction | 53,819 |
| ASSESSED VALUE | 279,402 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 279,402 |
| TOTAL JUST VALUE | 333,221 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 311,913 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1225/1385 | 4/27/2004 | WD | U | I | 07 | 100 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: DOMBKOWSKI ETHAN T | | | | | | |
| 1216/0970 | 3/18/2004 | WD | Q | I | | 144,400 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: DOMBKOWSKI ATHAN & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W17 FOP=[YR=2004] N8 W11 S8 E11$ W28 S38 E11
FOP=[YR=2004] S4 E8 N4 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E8
FGR=[YR=2004] S16 E20 N21 W20 S5$ N5 E20 N33$ .

## 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 87 | 3,045 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 673.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 83 | 2,905 | |
| 3 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 380.00 | SF | 10.00 | 10.00 | 100 | 2010 | 2010 | 3 | 90 | 3,420 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,370

| 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 | 0 | | 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