

LOT 146
IN OR 2111/153
FLORA PARKE 2B PB 6/255

JONES ROBERT A & CARMEN N
31171 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0146-0000



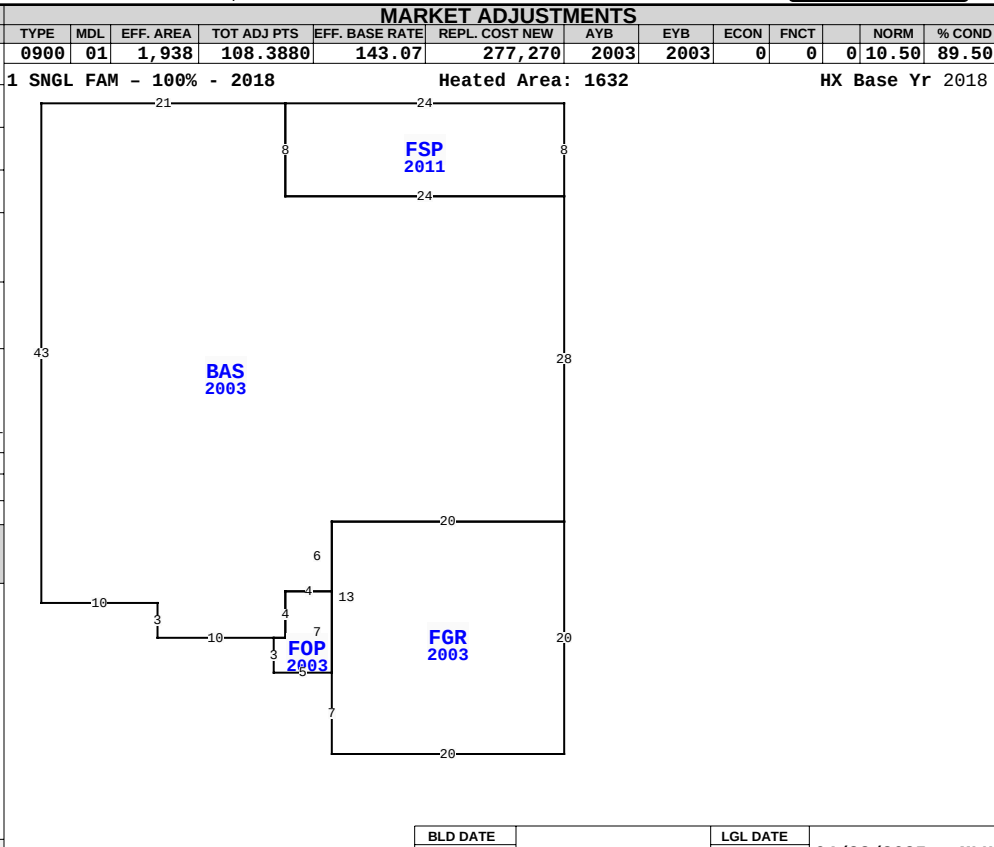
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,632	100	2003	1,632	208,974
FGR	400	55	2003	220	28,170
FOP	31	30	2003	9	1,153
FSP	192	40	2011	77	9,859
TOTALS	2,255			1,938	248,157

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	619.00	SF	5.20	5.20	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	



31171 GRASSY PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		248,157	
TOTAL MARKET OB/XF VALUE		7,991	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		341,148	
SOH/AGL Deduction		173,648	
ASSESSED VALUE		167,500	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		116,778	
TOTAL JUST VALUE		341,148	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,479	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003439	WINDOWS	11,799	03/03/2022
R1706352	REPAIR/RRF	13,000	10/01/2017
B0311537	NEW CONSTR	122,103	08/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2111/0153	4/03/2017	WD	Q	I	02	215,000
GRANTOR: RAVENELL MCKINLEY K &						
GRANTEE: JONES ROBERT A & CA						
1200/0687	1/08/2004	WD	U	I	21	141,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RAVENELL MCKINLEY						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2011] W24 BAS=[YR=2003] W21 S43 E10 S3 E10											
FOP=[YR=2003] S3 E5 FGR=[YR=2003] S7 E20 N20 W20 S13\$ N7 W4											
S4 W1\$ E1 N4 E4 N6 E20 N28 W24 N8\$ S8 E24 N8\$.											