LOT 148
IN OR 1855/1294
FLORA PARKE 2B PB 6/255

**EHRHART JONATHAN D & JENNIFER A**
13020 CHESTNUT LN
BEAUMONT, TX 77713

**2025**

**25-2N-28-0550-0148-0000**

## BUILDING CHARACTERISTICS

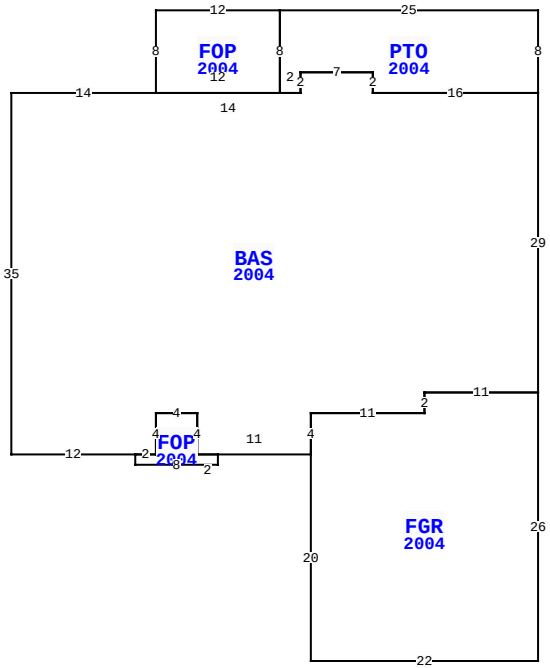
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,673 | 100 | 2004 | 1,673 | 207,136 |
| FGR | 550 | 55 | 2004 | 302 | 37,391 |
| FOP | 24 | 30 | 2004 | 7 | 867 |
| FOP | 96 | 30 | 2004 | 29 | 3,590 |
| PTO | 186 | 5 | 2004 | 9 | 1,114 |
| TOTALS | 2,529 | | | 2,020 | 250,098 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,020 | 110.3480 | 145.66 | 294,233 | 2004 | 2004 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SNGL FAM – 100% - 2014 Heated Area: 1673 HX Base Yr 2014




31177 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 | | 250,098 |
| TOTAL MARKET OB/XF VALUE | | 7,345 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 342,443 |
| SOH/AGL Deduction | | 156,901 |
| ASSESSED VALUE | | 185,542 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 134,820 |
| TOTAL JUST VALUE | | 342,443 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 321,490 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1855/1294 | 5/06/2013 | WD | Q | I | 01 | 155,000 |
| GRANTOR: PULTE CONSTANCE M | | | | | | |
| GRANTEE: EHRHART JONATHAN D | | | | | | |
| 1475/1191 | 1/31/2007 | WD | Q | I | | 244,000 |
| GRANTOR: STOUTER STEPHEN D & T | | | | | | |
| GRANTEE: PULTE CONSTANCE M | | | | | | |

## BUILDING NOTES

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 933.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 83 | 4,027 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 170.00 | LF | 32.00 | 32.00 | 100 | 2004 | 2004 | 3 | 61 | 3,318 | |

## BUILDING DIMENSIONS

PTO=[YR=2004] W25 FOP=[YR=2004] W12 S8 BAS=[YR=2004] W14 S35 E12 FOP=[YR=2004] S1 E8 N1 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E11 FGR=[YR=2004] S20 E22 N26W11 S2 W11 S4$N4 E11 N2 E11 N29 W16 N2 W7 S2 W14$ E12 N8$ S8 E2 N2 E7 S2 E16 N8$.

## LAND DESCRIPTION

TOTAL OB/XF 7,345

| 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 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