LOT 150
FLORA PARKE 2B PB 6/255

HOWELL RYAN & WENDY/GIBSON CINDY
31181 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0150-0000

BUILDING CHARACTERISTICS

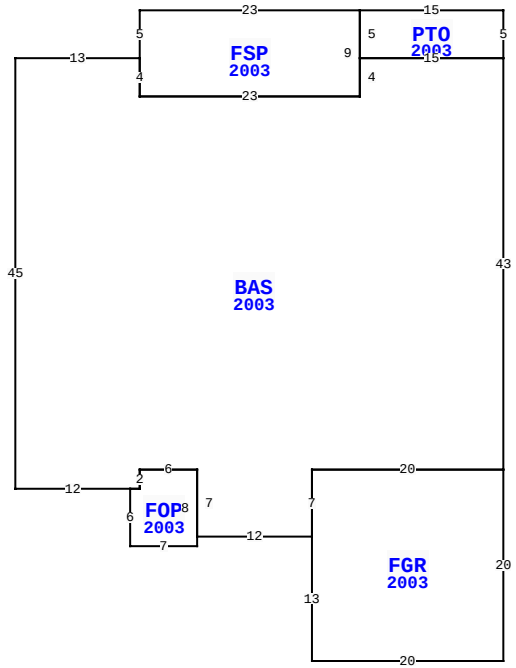
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,211	100	2003	2,211	270,824
FGR	400	55	2003	220	26,948
FOP	54	30	2003	16	1,960
FSP	207	40	2003	83	10,166
PTO	75	5	2003	4	490
TOTALS	2,947			2,534	310,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,534	103.6800	136.86	346,803	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 2024 Heated Area: 2211 HX Base Yr



31181 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	310,389
TOTAL MARKET OB/XF VALUE	28,059
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	423,448
SOH/AGL Deduction	0
ASSESSED VALUE	423,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	423,448
TOTAL JUST VALUE	423,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1901857	REPAIR/RRF	12,898	03/01/2019
B0311392	NEW CONSTR	156,300	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2620/1688	2/17/2023	WD	Q	I	01	430,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: HOWELL RYAN & WENDY						
2566/0133	5/19/2022	WD	U	I	37	500,500
GRANTOR: FITZGERALD THOMAS & M						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2003] W15 FSP=[YR=2003] W23 S5 BAS=[YR=2003] W13 S45 E12 FOP=[YR=2003] S6 E7 N8 W6 S2 W1$ E1 N2 E6 S7 E12 FGR=[YR=2003] S13 E20 N20 W20 S7 $ N7 E20 N43 W15 S4 W23 N4$ S4 E23 N9$ S5 E15 N5$.

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	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	0	0	0	664.00	SF	5.20	5.20	100	2003	2003	3	82	2,831	
3	0476	VF 6 SBPL	0	0	0	0	179.00	LF	32.00	32.00	100	2005	2005	3	64	3,666	
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	64	384	
5	0845	KOOL DECK	0	0	0	0	506.00	SF	7.25	7.25	100	2005	2005	3	84	3,082	
6	0861	POOL GUNIT	0	0	0	0	493.00	SF	85.00	85.00	100	2005	2005	3	36	15,086	

LAND DESCRIPTION

TOTAL OB/XF 28,059

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	0003	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