LOT 151
IN OR 1929/1679
FLORA PARKE 2B PB 6/255

REID MATTHEW D & SHERRY L
31183 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

**2025**

**25-2N-28-0550-0151-0000**

## BUILDING CHARACTERISTICS

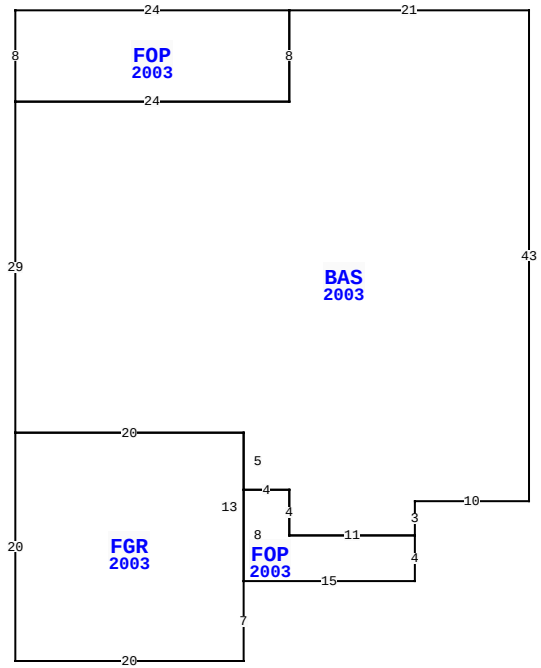
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 | 1,652 | 100 | 2003 | 1,652 | 208,474 |
| FGR | 400 | 55 | 2003 | 220 | 27,763 |
| FOP | 76 | 30 | 2003 | 23 | 2,902 |
| FOP | 192 | 30 | 2003 | 58 | 7,319 |
| TOTALS | 2,320 | | | 1,953 | 246,459 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,953 | 106.8200 | 141.00 | 275,373 | 2003 | 2003 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM – 100% - 2015 Heated Area: 1652 HX Base Yr 2015




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

31183 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 | | 246,459 |
| TOTAL MARKET OB/XF VALUE | | 4,271 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 335,730 |
| SOH/AGL Deduction | | 144,752 |
| ASSESSED VALUE | | 190,978 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 140,256 |
| TOTAL JUST VALUE | | 335,730 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 314,029 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2102491 | (2) WINDOWS | 1,800 | 03/02/2021 |
| M1801951 | H/AC | 0 | 04/01/2018 |
| B0310963 | NEW CONSTR | 122,383 | 01/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1929/1679 | 7/17/2014 | SW | U | I | 18 | 170,000 |
| GRANTOR: SECRETARY OF VETERANS | | | | | | |
| GRANTEE: REID MATTHEW D & SH | | | | | | |
| 1909/0023 | 3/26/2014 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: WELLS FARGO BANK NA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W21 FOP=[YR=2003] W24 S8 E24 N8$ S8 W24 S29
FGR=[YR=2003] S20 E20 N7 FOP=[YR=2003] E15 N4 W11 N4 W4 S8 $
N13 W20$ E20 S5 E4 S4 E11 N3 E10 N43$ .

## 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 | 614.00 | SF | 5.20 | 5.20 | 100 | 2003 | 2003 | 3 | 82 | 2,618 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 50.00 | LF | 32.00 | 32.00 | 100 | 2015 | 2015 | 3 | 87 | 1,392 | |
| 3 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2015 | 2015 | 3 | 87 | 261 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,271

| 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