LOT 153
FLORA PARKE 2B PB 6/255

HOWARD JOAN K REVOCABLE TRUST/HOWARD JOAN K TRUSTE
95091 GINA ST
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0153-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
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

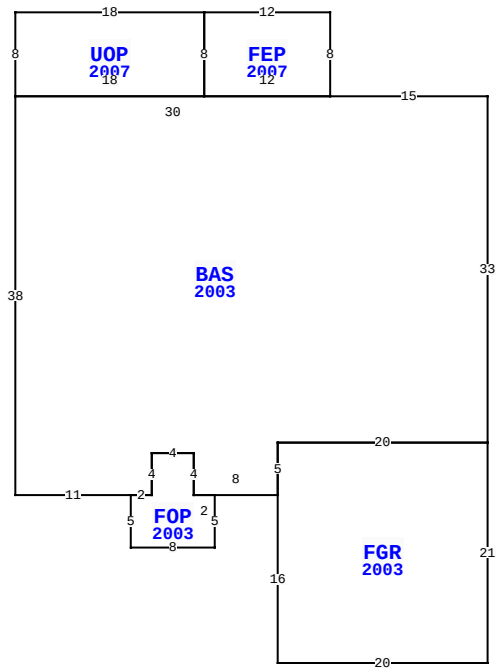
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,594	100	2003	1,594	230,795
FEP	96	80	2007	77	11,148
FGR	420	55	2003	231	33,446
FOP	56	30	2003	17	2,462
UOP	144	20	2007	29	4,199
TOTALS	2,310			1,948	282,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,948	120.5400	159.11	309,946	2003	2006	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 2025 Heated Area: 1594 HX Base Yr



31187 GRASSY PARKE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	282,051
TOTAL MARKET OB/XF VALUE	28,186
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	395,237
SOH/AGL Deduction	0
ASSESSED VALUE	395,237
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	395,237
TOTAL JUST VALUE	395,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2006564	REPAIR/RRF	11,284	08/01/2020
B1809720	(8) WINDOWS	5,087	12/01/2018
M1704422	H/AC	0	07/01/2017
B20004	SWIM POOL	30,800	06/01/2007
B0516215	ADDITION	33,538	09/01/2005
B0310927	NEW CONSTR	119,480	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/1725	8/03/2020	WD	Q	I	01	315,000
GRANTOR: LALLY ROBERT & NANCY						
GRANTEE: HOWARD JOAN K REVOC						
2277/0446	5/21/2019	WD	Q	I	01	271,000
GRANTOR: TAYLOR RONALD E & LIN						
GRANTEE: LALLY ROBERT & NANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 FEP=[YR=2007] N8 W12 UOP=[YR=2007] W18 S8 E18 N8$ S8 E12$ W30 S38 E11 FOP=[YR=2003] S5 E8N5 W2 N4 W4 S4 W2$ E2 N4 E4 S4E8 FGR=[YR=2003] 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	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	0	0	0	637.00	SF	5.20	5.20	100	2003	2003	3	82	2,716	
3	0861	POOL GUNIT	0	0	0	0	360.00	SF	85.00	85.00	100	2007	2007	3	44	13,464	
4	0855	CONC PAVER	0	0	0	0	400.00	SF	10.00	10.00	100	2007	2007	3	87	3,480	
5	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	27	540	
6	0476	VF 6 SBPL	0	0	0	0	216.00	LF	32.00	32.00	100	2007	2007	3	69	4,769	
7	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	69	207	

LAND DESCRIPTION

TOTAL OB/XF 28,186

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 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