

LOT 154
IN OR 1222/556
FLORA PARKE 2B PB 6/255

PERKECI MARIN & YLIMIHANE
31189 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0154-0000



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

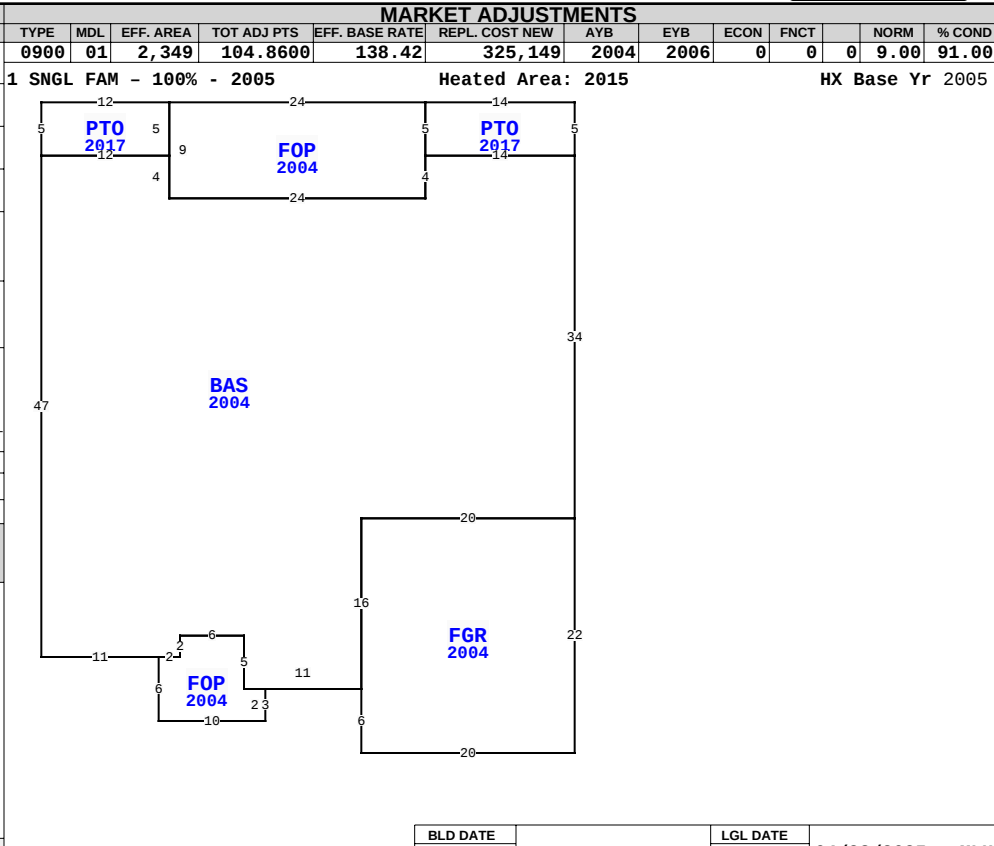
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	2004	2,015	253,814
FGR	440	55	2004	242	30,483
FOP	66	30	2004	20	2,519
FOP	216	30	2004	65	8,187
PTO	60	5	2017	3	378
PTO	70	5	2017	4	504

TOTALS	2,867			2,349	295,886
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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	690.00	SF	5.20	5.20	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	
4	0811	CONCRETE B	0	100	24	35	840.00	SF	5.20	5.20	

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	



31189 GRASSY PARKE DR, FERNANDINA BEACH											
BLD DATE 04/23/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		295,886	
TOTAL MARKET OB/XF VALUE		12,182	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		393,068	
SOH/AGL Deduction		197,206	
ASSESSED VALUE		195,862	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		145,140	
TOTAL JUST VALUE		393,068	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909163	REPAIR/RRF	12,000	11/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1222/0556	4/14/2004	WD	Q	I	
					SALE PRICE
					175,400
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: PERKECI MARIN & YLI					
1185/0852	10/31/2003	WD	U	V	19
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2017] N5 W14 S5 E14\$ BAS=[YR=2004] W14 FOP=[YR=2004] N5 W24 S9 E24 N4\$ S4 W24 N4 PTO=[YR=2017] N5 W12 S5 E12\$ W12 S47 E11 FOP=[YR=2004] S6 E10 N3 W2 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2004] S6 E20 N22 W20 S16\$ N16 E20 N34\$.											