LOT 155 (EX S-1)
FLORA PARKE 2B PB 6/255

LUNN STEPHEN LY GNOUNN T/PRAK SREYNEANG
31188 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0155-0000

BUILDING CHARACTERISTICS

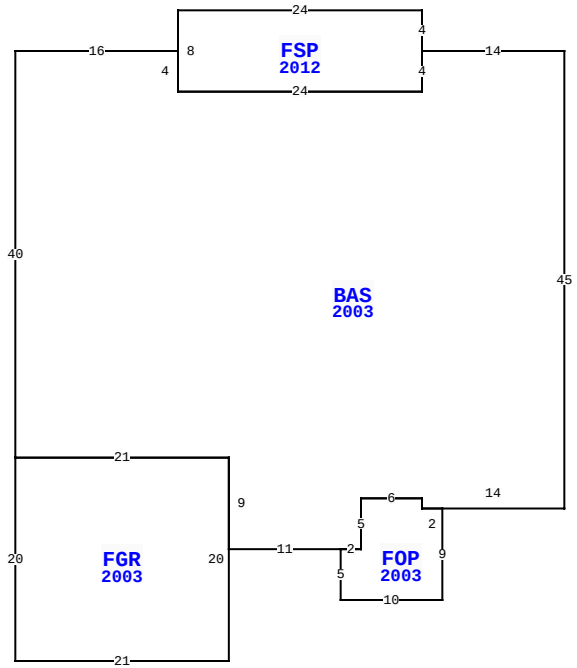
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,275	100	2003	2,275	280,705
FGR	420	55	2003	231	28,502
FOP	88	30	2003	26	3,208
FSP	192	40	2012	77	9,500
TOTALS	2,975			2,609	321,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,609	102.7200	135.59	353,754	2003	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2024 Heated Area: 2275 HX Base Yr 2024



31188 GRASSY PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		321,916
TOTAL MARKET OB/XF VALUE		7,776
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		414,692
SOH/AGL Deduction		13,886
ASSESSED VALUE		400,806
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		350,084
TOTAL JUST VALUE		414,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2109361	ROOF	15,035	07/19/2021
B2004822	(14) DOORS	13,718	06/01/2020
R13076	RE-ROOF	3,250	08/01/2012
P0363676	NEW CONSTR	165,087	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2627/1942	3/24/2023	WD	Q	I	01	430,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: LUNN STEPHEN LY G T						
2601/0327	10/31/2022	WD	U	I	37	415,100
GRANTOR: JIMENEZ ALFREDO & ANG						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2012] N4 W24 S8 E24 N4$ S4 W24 N4 W16 S40 FGR=[YR=2003] S20 E21 N20 W21$ E21 S9 E11 FOP=[YR=2003] S5 E10 N9 W2 N1 W6 S5 W2$ E2 N5 E6 S1 E14 N45$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	645.00	SF	5.20	5.20	100	2003	2003	3	82	2,750	
3	0462	ST/AL FNC	0	100	90	0	360.00	SF	10.00	10.00	100	2010	2010	3	56	2,016	

LAND DESCRIPTION

TOTAL OB/XF 7,776

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	000134	C	RES POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS