LOT 156
IN OR 2015/670
FLORA PARKE 2B PB 6/255

ROMANO-SUAREZ DALIA/SUAREZ EMMANUEL
31184 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0156-0000

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 80
Interior Floo	11	CLAY TILE 20
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

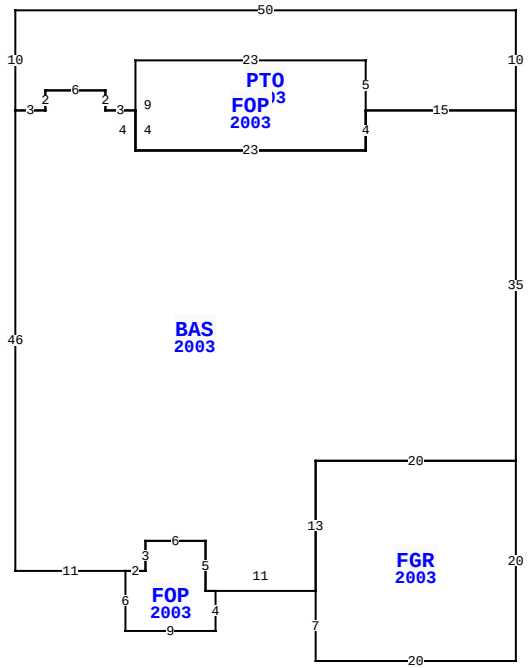
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100	2003	2,004	254,294
FGR	400	55	2003	220	27,917
FOP	70	30	2003	21	2,664
FOP	207	30	2003	62	7,867
PTO	580	5	2003	29	3,680
TOTALS	3,261			2,336	296,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,336	107.4080	141.78	331,198	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2023 Heated Area: 2004 HX Base Yr 2023



31184 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		296,422
TOTAL MARKET OB/XF VALUE		11,443
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		392,865
SOH/AGL Deduction		54,877
ASSESSED VALUE		337,988
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		287,266
TOTAL JUST VALUE		392,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0363649	NEW CONSTR	143,698	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2015/0670	11/17/2015	WD	Q	I	01	210,500
GRANTOR: STREETMAN ASHLEY B						
GRANTEE: ROMANO-SUAREZ DALIA						
1891/1912	11/19/2013	WD	Q	I	02	195,000
GRANTOR: BOEHM GEORGE F & CHER						
GRANTEE: STREETMAN ASHLEY B						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2003] W50 S10 BAS=[YR=2003] S46 E11 FOP=[YR=2003] S6 E9 N4 W1 N5 W6 S3 W2$ E2 N3 E6 S5 E11 FGR=[YR=2003] S7 E20 N20 W20 S13$ N13 E20 N35 W15 FOP=[YR=2003] N5 W23 S9 E23 N4$ S4 W23 N4 W3 N2 W6 S2 W3$ E3 N2 E6 S2 E3 S4 E23 N4 E15 N10$.

EXTRA FEATURES

L N	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	638.00	SF	5.20	5.20	100	2003	2003	3	82	2,720	
3	0462	ST/AL FNC	0	100	168	0	672.00	SF	10.00	10.00	100	2017	2017	3	81	5,443	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 11,443

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS