LOT 157
IN OR 1882/1145
FLORA PARKE 2B PB 6/255

TOPAC GEORGE H & BEYHAN
31182 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0157-0000

BUILDING CHARACTERISTICS

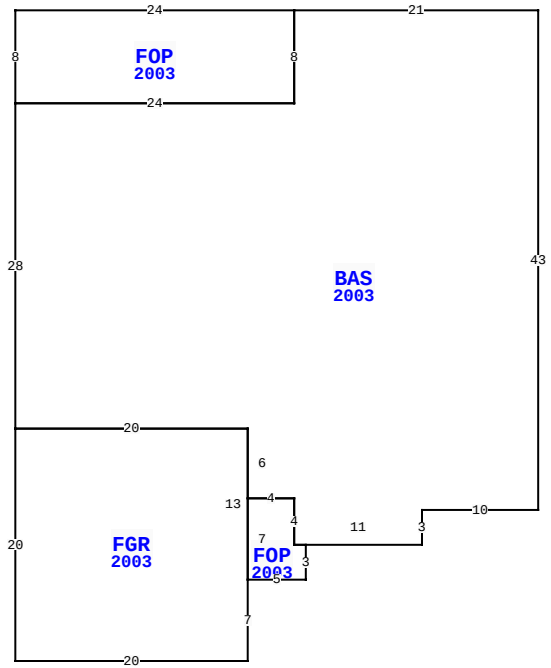
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,632	100	2003	1,632	205,950
FGR	400	55	2003	220	27,763
FOP	31	30	2003	9	1,136
FOP	192	30	2003	58	7,319
TOTALS	2,255			1,919	242,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,919	106.8200	141.00	270,579	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2014 Heated Area: 1632 HX Base Yr 2014



31182 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		242,168
TOTAL MARKET OB/XF VALUE		5,615
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		332,783
SOH/AGL Deduction		152,401
ASSESSED VALUE		180,382
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,660
TOTAL JUST VALUE		332,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1705389	REPAIR/RRF	0	08/01/2017
B0311430	NEW CONSTR	122,273	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1882/1145	9/30/2013	WD	Q	I	02	176,000
GRANTOR: HARDWICK TRACY A						
GRANTEE: TOPAC GEORGE H & BE						
1882/1143	9/27/2013	WD	U	I	11	100
GRANTOR: VARELA RICARDO & CATH						
GRANTEE: HARDWICK TRACY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W21 FOP=[YR=2003] W24 S8 E24 N8$ S8 W24 S28
FGR=[YR=2003] S20 E20 N7 FOP=[YR=2003] E5 N3 W1 N4 W4 S7$ N13
W20$ E20 S6 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	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	611.00	SF	5.20	5.20	100	2003	2003	3	82	2,605	

LAND DESCRIPTION

TOTAL OB/XF 5,615

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		PUD	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