LOT 159
FLORA PARKE 2B PB 6/255

PETERSON ANGELA M
31178 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0159-0000

BUILDING CHARACTERISTICS

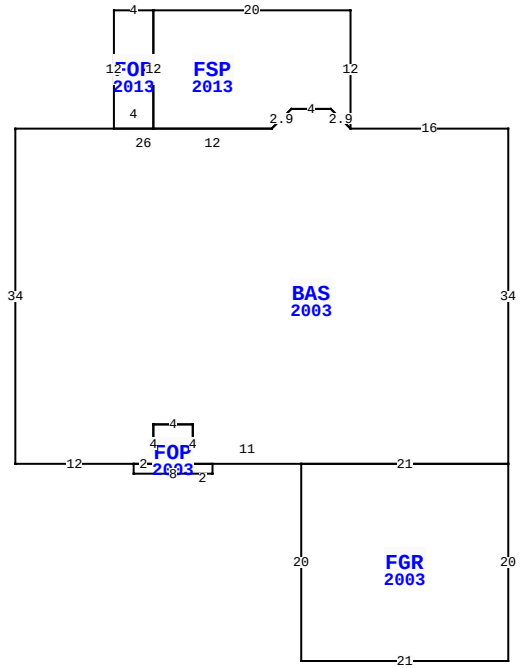
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,696	100	2003	1,696	214,027
FGR	420	55	2003	231	29,151
FOP	24	30	2003	7	883
FOP	48	30	2013	14	1,767
FSP	228	40	2013	91	11,484
TOTALS	2,416			2,039	257,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,039	106.8200	141.00	287,499	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2021 Heated Area: 1696 HX Base Yr 2021



31178 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		257,312
TOTAL MARKET OB/XF VALUE		11,323
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		353,635
SOH/AGL Deduction		146,979
ASSESSED VALUE		206,656
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,934
TOTAL JUST VALUE		353,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326997	REMODEL	0	12/01/2013
B1327985	ADDITION	15,800	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/0953	6/09/2020	WD	Q	I	01	258,000
GRANTOR: SCARBORO BRENDA G & J						
GRANTEE: PETERSON ANGELA M						
1830/1121	12/18/2012	QC	U	I	11	100
GRANTOR: SHRADER GEORGE E						
GRANTEE: STIVERS BRENDA G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16FSP=[YR=2013] N12 W20 FOP=[YR=2013] W4 S12 E4 N12 $ S12 E12 U2 R2 E4 D2 R2 $ U2 L2 W4 D2 L2 W26 S34E12 FOP=[YR=2003] S1 E8 N1 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E11 FGR=[YR=2003] S20 E21 N20 W21$ E21 N34$.

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	914.00	SF	5.20	5.20	100	2003	2003	3	82	3,897	
3	0462	ST/AL FNC	0	100	115	0	460.00	SF	10.00	10.00	100	2018	2018	3	84	3,864	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 11,323

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 05/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS