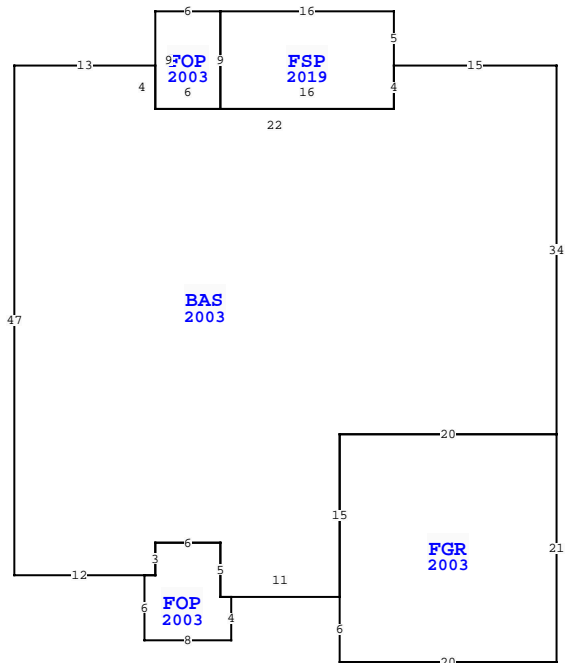


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floor	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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
BAS	2,006
FGR	420
FOP	54
FOP	64
FSP	144
TOTALS	2,688

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,330	106.3300	140.36	327,039	2003	2003	0	0	10.50	89.50		
1 SNGL FAM - 100% - 2022 Heated Area: 2006 HX Base Yr 2022													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			292,700
TOTAL MARKET OB/XF VALUE			9,596
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			387,296
SOH/AGL Deduction			232,869
ASSESSED VALUE			154,427
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			103,705
TOTAL JUST VALUE			387,296
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			363,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310644	NEW CONSTR	148,232	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/0835	8/09/2021	WD Q	Q	I	02	390,000
GRANTOR: GINN REXFORD E JR & B						
GRANTEE: KRUEMPEL CRAIG J &						
2293/1615	7/23/2019	WD Q	Q	I	01	279,500
GRANTOR: LAVIN DAVID A & HOLLY						
GRANTEE: GINN REXFORD EARLE						

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	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	620.00	SF	5.20	5.20	100	2003	2003	3	82	2,644	
3	0462	ST/AL FNC	0	100	135	540.00	SF	10.00	10.00	100	2012	2012	3	64	3,456	
4	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2012	2012	3	81	486	
TOTALS														2,330	292,700	

BUILDING NOTES			
31176 GRASSY PARKE DR, FERNANDINA BEACH			

BUILDING DIMENSIONS													
BAS=[YR=2003] W15 FSP=[YR=2019] N5 W16 FOP=[YR=2003] W6 S9 E6 N9\$ S9 E16 N4\$ S4 W22 N4 W13 S47 E12 FOP=[YR=2003] S6 E8 N4 W1 N5 W6 S3 W1\$ E1 N3 E6 S5 E11 FGR=[YR=2003] S6 E20 N21 W20 S15\$ N15 E20 N34\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							