LOT 165
FLORA PARKE 2B PB 6/255

BRASIER RICHARD/ZOOLE MIRIAM
33379 SUNNY PARKE CIR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0165-0000

BUILDING CHARACTERISTICS

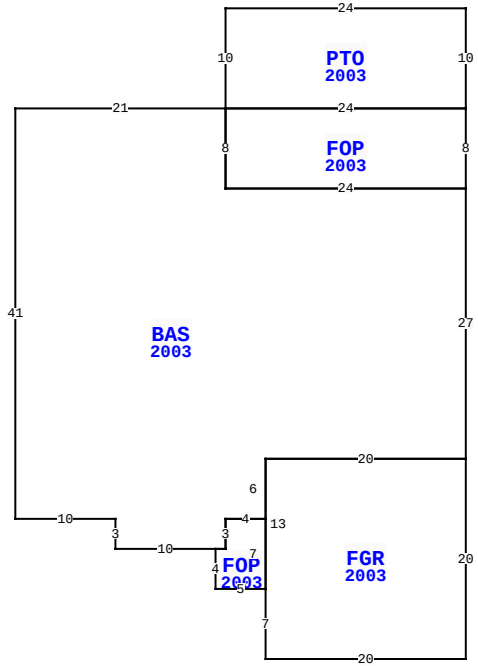
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,566	100	2003	1,566	203,059
FGR	400	55	2003	220	28,527
FOP	32	30	2003	10	1,297
FOP	192	30	2003	58	7,521
PTO	240	5	2003	12	1,556
TOTALS	2,430			1,866	241,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,866	109.7600	144.88	270,346	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 0 Heated Area: 1566 HX Base Yr



31092 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	241,960
TOTAL MARKET OB/XF VALUE	7,187
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	334,147
SOH/AGL Deduction	54,113
ASSESSED VALUE	280,034
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,034
TOTAL JUST VALUE	334,147
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801241	REPAIR/RRF	14,418	02/01/2018
P0363963	NEW CONSTR	122,103	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2414/1568	12/08/2020	WD	Q	I	02	210,000
GRANTOR: BARASHES DALE J						
GRANTEE: BRASIER RICHARD & M						
2392/1819	9/16/2020	FJ	U	I	11	0
GRANTOR: BARASHES EUGENE M EST						
GRANTEE: BARASHES DALE J						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2003] W24 S10 BAS=[YR=2003] W21 S41 E10 S3 E10 FOP=[YR=2003] S4 E5 FGR=[YR=2003] S7 E20 N20 W20 S13$ N7 W4 S3 W1$ E1 N3 E4 N6 E20 N27 W24 N8$ FOP=[YR=2003] S8 E24 N8 W24$ E24 N10$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	0	0	0	608.00	SF	5.20	5.20	100	2003	2003	3	82	2,593	
3	0462	ST/AL FNC	0	0	0	0	176.00	SF	10.00	10.00	100	2020	2020	3	90	1,584	

LAND DESCRIPTION

TOTAL OB/XF 7,187

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	000100	C	RES	0		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