LOT 168
FLORA PARKE 2B PB 6/255

WARREN RUDY TRUST/WARREN RUDY OLEN TRUSTEE
31058 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0168-0000

BUILDING CHARACTERISTICS

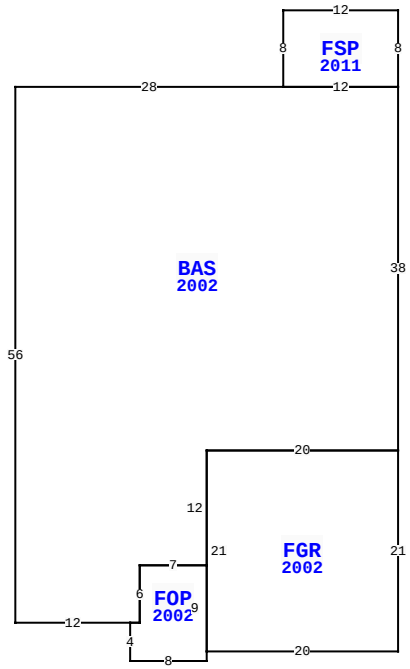
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,838	100	2002	1,838	228,540
FGR	420	55	2002	231	28,723
FOP	74	30	2002	22	2,736
FSP	96	40	2011	38	4,725
TOTALS	2,428			2,129	264,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,129	105.8400	139.71	297,443	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2006 Heated Area: 1838 HX Base Yr 2006



31058 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		264,724
TOTAL MARKET OB/XF VALUE		5,417
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		355,141
SOH/AGL Deduction		177,513
ASSESSED VALUE		177,628
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,906
TOTAL JUST VALUE		355,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217653	H/AC	0	10/01/2012
B0209711	NEW CONSTR	138,836	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2679/802	11/13/2023	WD	U	I	11	100
GRANTOR: WARREN RUDY O						
GRANTEE: WARREN RUDY TRUST						
1370/0813	11/30/2005	WD	Q	I		283,000
GRANTOR: FEE LARRY B & DIANNE						
GRANTEE: WARREN RUDY O						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W12 S8 BAS=[YR=2002] W28 S56 E12 FOP=[YR=2002] S4 E8N1 FGR=[YR=2002] E20 N21 W20 S21$ N9 W7 S6 W1$ E1 N6 E7 N12 E20 N38 W12$ E12 N8$.

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	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	587.00	SF	5.20	5.20	100	2002	2002	3	80	2,442	

LAND DESCRIPTION

TOTAL OB/XF 5,417

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