LOT 169
FLORA PARKE 2B PB 6/255

FIORINI DANIEL P & LOLITA C
31044 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0169-0000

BUILDING CHARACTERISTICS

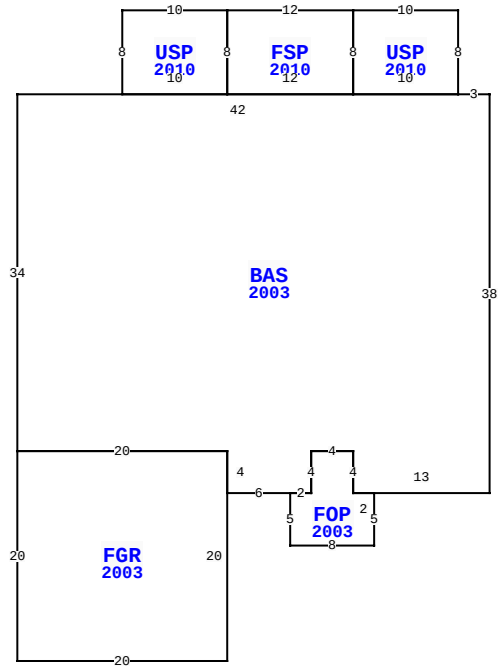
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,614	100	2003	1,614	212,837
FGR	400	55	2003	220	29,011
FOP	56	30	2003	17	2,242
FSP	96	40	2010	38	5,011
USP	80	30	2010	24	3,165
USP	80	30	2010	24	3,165
TOTALS	2,326			1,937	255,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,937	111.6220	147.34	285,398	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 0 Heated Area: 1614 HX Base Yr



31044 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	255,431
TOTAL MARKET OB/XF VALUE	28,022
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	368,453
SOH/AGL Deduction	46,268
ASSESSED VALUE	322,185
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,185
TOTAL JUST VALUE	368,453
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	347,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104875	ROOF	15,589	04/20/2021
B1327697	SWIM POOL	24,500	09/01/2013
B24159	ADDITION	4,639	11/01/2010
P0363821	NEW CONSTR	120,440	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/0746	4/05/2019	WD	Q	I	01	270,000
GRANTOR: GRIFFIN BILLY GEORGE						
GRANTEE: FIORINI DANIEL PETE						
1905/0218	3/04/2014	QC	U	I	11	100
GRANTOR: GRIFFIN BILLY GEORGE						
GRANTEE: GRIFFIN BILLY GEORG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W3USP=[YR=2010] N8 W10 FSP=[YR=2010] W12USP=[YR=2010] W10 S8 E10 N8 $ S8 E12N8$S8 E10$ W42 S34 FGR=[YR=2003] S20 E20 N20 W20$ E20 S4 E6 FOP=[YR=2003] S5 E8 N5 W2 N4 W4 S4 W2$ E2 N4 E4S4 E13 N38$.

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	624.00	SF	5.20	5.20	100	2003	2003	3	82	2,661	
3	0861	POOL GUNIT	0	0	0	0	276.00	SF	85.00	85.00	100	2013	2013	3	68	15,953	
4	0855	CONC PAVER	0	0	0	0	372.00	SF	10.00	10.00	100	2013	2013	3	93	3,460	
5	0462	ST/AL FNC	0	0	0	0	432.00	SF	10.00	10.00	100	2013	2013	3	68	2,938	

LAND DESCRIPTION

TOTAL OB/XF 28,022

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	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