

LOT 171 (EX S-1)
IN OR 1285/130
FLORA PARKE 2B PB 6/255

REESE KRISTIN B
31020 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0171-0000



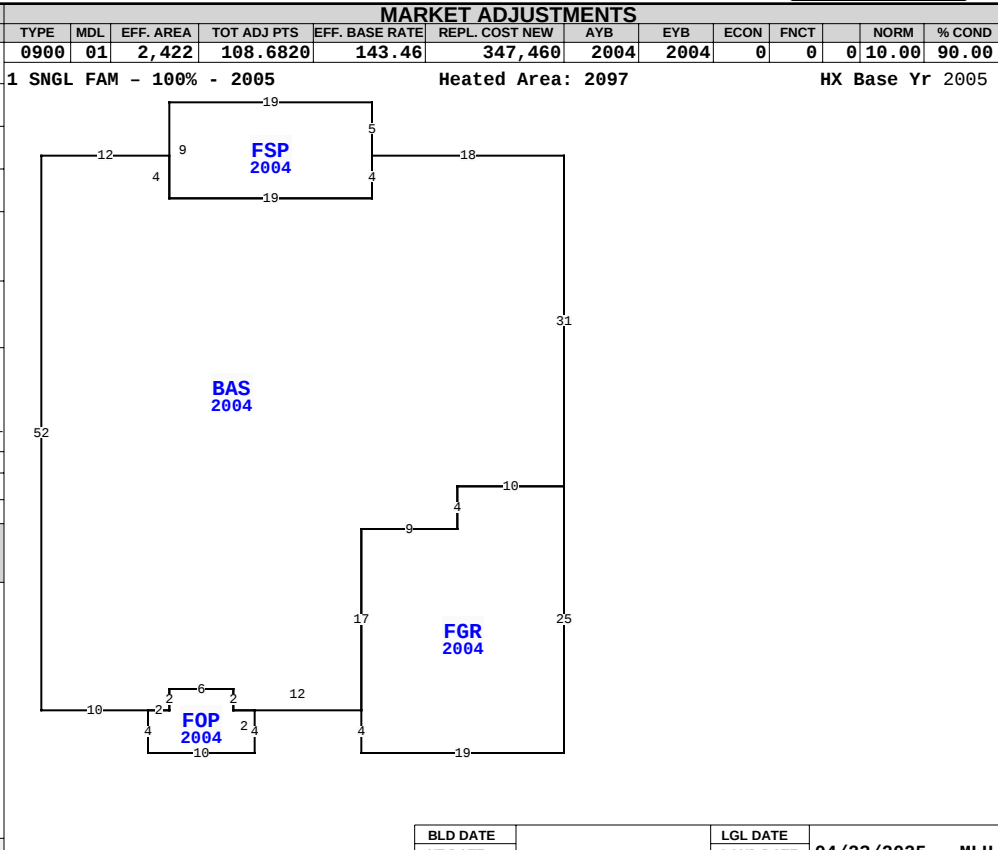
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,097	100	2004	2,097	270,752
FGR	439	55	2004	241	31,117
FOP	52	30	2004	16	2,066
FSP	171	40	2004	68	8,780
TOTALS	2,759			2,422	312,714

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	700.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100			0.00	0.00	1.00	LT	



31020 GRASSY PARKE DR, FERNANDINA BEACH											
BLD DATE: 04/23/2025 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											312,714
TOTAL MARKET OB/XF VALUE											6,066
TOTAL LAND VALUE - MARKET											85,000
TOTAL MARKET VALUE											403,780
SOH/AGL Deduction											200,816
ASSESSED VALUE											202,964
TOTAL EXEMPTION VALUE											50,722
BASE TAXABLE VALUE											152,242
TOTAL JUST VALUE											403,780
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											378,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1285/0130	1/03/2005	WD	U	I	21	198,500			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: REESE KRISTIN B									
1244/1555	7/12/2004	WD	U	V	19	30,000			
GRANTOR: FLORA PARKE DEVELOPME									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W18 FSP=[YR=2004] N5 W19 S9 E19 N4 \$ S4 W19 N4 W12 S52 E10 FOP=[YR=2004] S4 E10 N4 W2 N2 W6 S2 W2 \$ E2 N2 E6 S2 E12 FGR=[YR=2004] S4 E19 N25 W10 S4 W9 S17 \$ N17 E9 N4 E10 N31\$.											