LOT 1
IN OR 1328/1552
FLORA PARKE #3 PB 6/402

ROBINSON JAMES O & ELIZABETH H
32038 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0001-0000

BUILDING CHARACTERISTICS

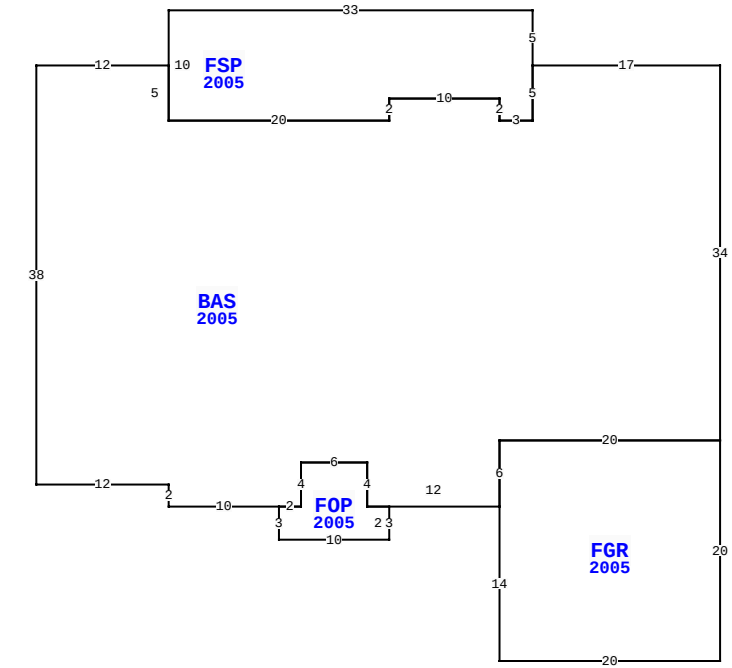
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,167	100	2005	2,167	265,911
FGR	400	55	2005	220	26,996
FOP	54	30	2005	16	1,963
FSP	310	40	2005	124	15,216
TOTALS	2,931			2,527	310,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,527	102.7200	135.59	342,636	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2006 Heated Area: 2167 HX Base Yr 2006



32038 GRAND PARKE BLVD, 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		310,086
TOTAL MARKET OB/XF VALUE		6,867
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		401,953
SOH/AGL Deduction		203,008
ASSESSED VALUE		198,945
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,223
TOTAL JUST VALUE		401,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004652	REPAIR/RRF	20,163	06/01/2020
M1705014	H/AC	0	08/01/2017
B14361	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1328/1552	6/27/2005	WD	Q	I		224,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ROBINSON JAMES O &						
1285/0186	1/03/2005	WD	U	V	19	39,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FSP=[YR=2005] N5 W33 S10 E20 N2 E10 S2 E3 N5 $ S5 W3 N2 W10 S2 W20 N5 W12 S38 E12 S2 E10 FOP=[YR=2005] S3 E10 N3 W2 N4 W6 S4 W2 $ E2 N4 E6 S4 E12 FGR=[YR=2005] S14 E20 N20 W20 S6 $ N6 E20 N34 $.

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	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	867.00	SF	5.20	5.20	100	2005	2005	3	84	3,787	

LAND DESCRIPTION

TOTAL OB/XF 6,867

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS