LOT 6
FLORA PARKE #3 PB 6/402

PETERSON MARK & SARAH
32106 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0006-0000

BUILDING CHARACTERISTICS

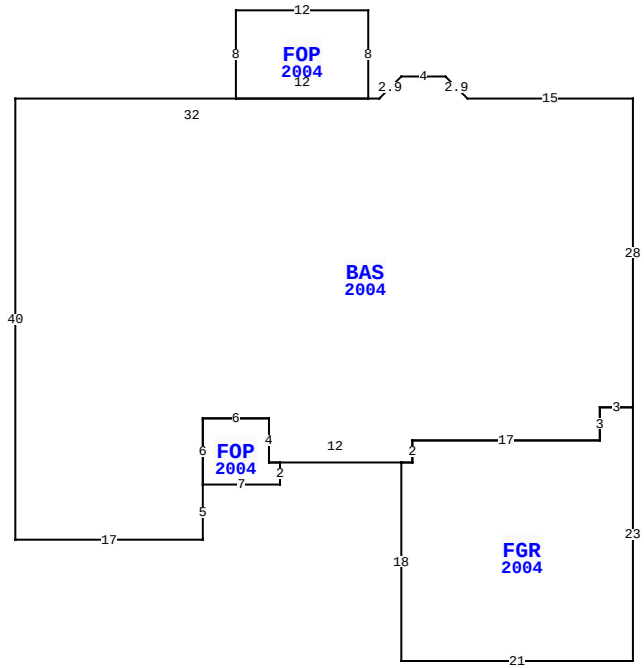
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,906	100	2004	1,906	267,657
FGR	427	55	2004	235	33,000
FOP	38	30	2004	11	1,545
FOP	96	30	2004	29	4,073
TOTALS	2,467			2,181	306,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,181	115.6400	152.64	332,908	2004	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2021 Heated Area: 1906 HX Base Yr 2021



32106 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		306,275
TOTAL MARKET OB/XF VALUE		7,961
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		399,236
SOH/AGL Deduction		139,064
ASSESSED VALUE		260,172
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		209,450
TOTAL JUST VALUE		399,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327431	NEW DOORS	2,207	07/15/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/1669	11/28/2020	WD	Q	I	02	305,000
GRANTOR: FOGEL PAUL M & DONNA						
GRANTEE: PETERSON MARK & SAR						
2056/0534	6/30/2016	WD	Q	I	01	245,000
GRANTOR: NELSON RITA						
GRANTEE: FOGEL PAUL M & DONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 U2 L2 W4 D2 L2 W1 FOP=[YR=2004] N8 W12 S8 E12$ W32 S40 E17 N5 FOP=[YR=2004] E7 N2 W1 N4 W6 S6$ N6 E6 S4 E12 FGR=[YR=2004] S18 E21 N23 W3 S3 W17 S2 W1$ E1 N2 E17 N3 E3 N28$.

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	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	847.00	SF	4.00	4.00	100	2004	2004	3	83	2,812	
3	0476	VF 6 SBPL	0	100	0	0	42.00	LF	32.00	32.00	100	2016	2016	3	89	1,196	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
5	0479	VF PICKET	0	100	0	0	72.00	LF	10.00	10.00	100	2016	2016	3	89	641	

LAND DESCRIPTION

TOTAL OB/XF 7,961

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	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