LOT 7
IN OR 1298/807
FLORA PARKE #3 PB 6/402

KOSTELNY LINDA A
32122 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0007-0000

BUILDING CHARACTERISTICS

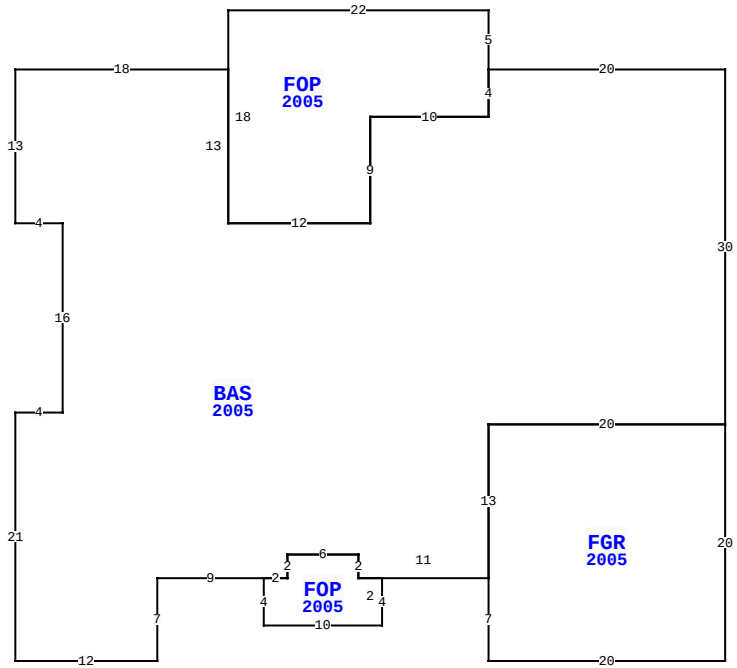
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,132	100	2005	2,132	279,714
FGR	400	55	2005	220	28,863
FOP	52	30	2005	16	2,100
FOP	306	30	2005	92	12,070
TOTALS	2,890			2,460	322,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,460	109.8240	144.97	356,626	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2007 Heated Area: 2132 HX Base Yr 2007



32122 GRAND PARKE BLVD, FERNANDINA BEACH

BLD DATE	02/15/2007 PH	LGL DATE	04/23/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,747
TOTAL MARKET OB/XF VALUE		31,322
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		439,069
SOH/AGL Deduction		210,016
ASSESSED VALUE		229,053
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,331
TOTAL JUST VALUE		439,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703593	REMODEL	2,425	06/01/2017
B18349	SCRN RM	8,000	10/31/2006
B18207	SWIM POOL	27,000	07/01/2006
B13603	NEW CONSTR	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1298/0807	2/28/2005	WD	Q	I		216,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KOSTELNY LINDA A						
1251/0001	8/05/2004	WD	U	V	19	39,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 FOP=[YR=2005] N5 W22 S18 E12 N9 E10 N4$
S4 W10 S9 W12 N13 W18 S13 E4 S16 W4 S21 E12 N7 E9
FOP=[YR=2005] S4 E10 N4 W2 N2 W6 S2 W2 $ E2 N2 E6 S2 E11
FGR=[YR=2005] S7 E20 N20 W20 S13 $ N13 E20 N30 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
2	0810	CONCRETE A	0	100	53	16	848.00	SF	6.50	6.50	100	2005	2005	3	84	4,630	
3	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2005	2005	3	84	377	
4	0861	POOL GUNIT	0	100	12	30	360.00	SF	85.00	85.00	100	2006	2006	3	40	12,240	
5	0911	SCRN RM A	0	100	28	36	1,008.00	SF	17.50	17.50	100	2006	2006	3	24	4,234	
6	0845	KOOL DECK	0	100	0	0	648.00	SF	14.50	14.50	100	2006	2006	3	86	8,081	

LAND DESCRIPTION

TOTAL OB/XF 31,322

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 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