LOT 34
IN OR 2149/199
FLORA PARKE #3 PB 6/402

SPRY ROBBIE & CHRISTINE
32423 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0034-0000

BUILDING CHARACTERISTICS

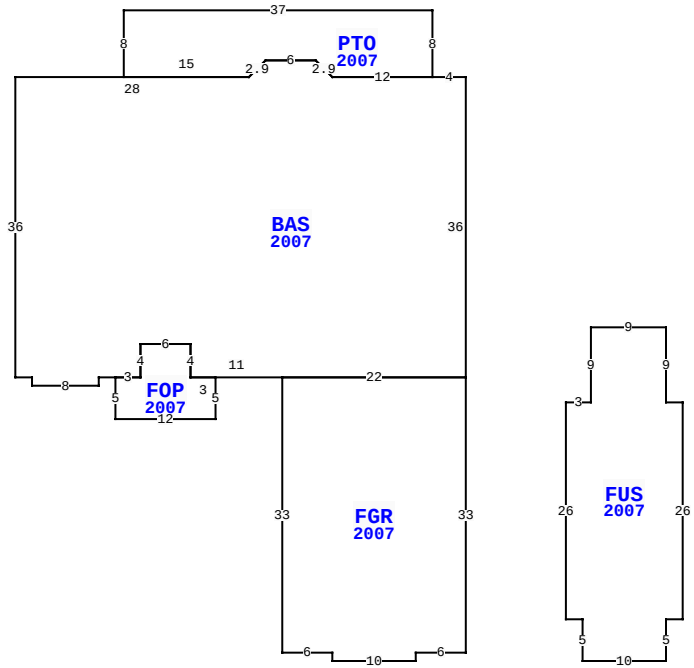
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,944	100	2007	1,944	240,577
FGR	736	55	2007	405	50,120
FOP	84	30	2007	25	3,094
FUS	495	100	2007	495	61,258
PTO	280	5	2007	14	1,733
TOTALS	3,539			2,883	356,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,883	102.4600	135.25	389,926	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2025 Heated Area: 2439 HX Base Yr



32423 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		356,782
TOTAL MARKET OB/XF VALUE		14,434
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		456,216
SOH/AGL Deduction		0
ASSESSED VALUE		456,216
TOTAL EXEMPTION VALUE	13	456,216
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		456,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12745	H/AC	0	03/01/2007
C19408	CO ISSUED	0	02/01/2007
B19408	NEW CONSTR	204,468	02/01/2007
E18801	NEW CONSTR	2,000	02/01/2007
P12118	NEW CONSTR	0	02/01/2007
R10055	REPAIR/RRF	2,800	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2149/0199	9/26/2017	WD	Q	I	01	258,500
GRANTOR: GLICKMAN BRUCE S & SA						
GRANTEE: SPRY ROBBIE & CHRIS						
1837/0790	1/29/2013	WD	Q	I	02	190,000
GRANTOR: CRISHER STANLEY JAMES						
GRANTEE: GLICKMAN BRUCE S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W4 PTO=[YR=2007] N8 W37S8E15 U2 R2 E6 D2 R2 E12$W12 U2 L2 W6 D2 L2 W28 S36 E2S1E8N1E2 FOP=[YR=2007] S5E12N5W3N4W6S4W3$ E3 N4E6S4E11 FGR=[YR=2007] S33E6S1E10N1 E6N33W22$E22N36$ PTR=S30E15 FUS=[YR=2007] S9W3S26E2S5 E10 N5E2 N26 W2N9W9$ W15N30$.

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	2007	2007	3	90	1,800	
2	0810	CONCRETE A	0	100	0	0	1,690.00	SF	6.50	6.50	100	2007	2007	3	87	9,557	
3	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2007	2007	3	69	2,870	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	69	207	

LAND DESCRIPTION

TOTAL OB/XF 14,434

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