LOT 35
IN OR 2017/1693
FLORA PARKE #3 PB 6/402

SALVATORE SHARON A
32409 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0035-0000

BUILDING CHARACTERISTICS

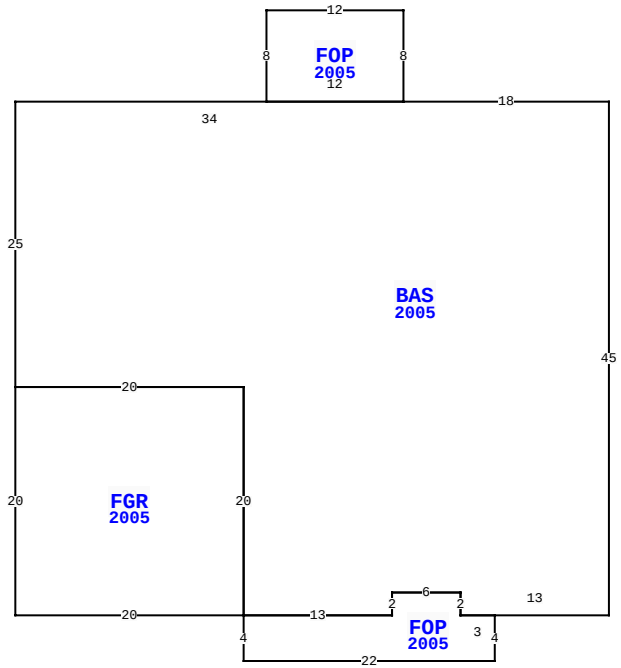
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,928	100	2005	1,928	249,199
FGR	400	55	2005	220	28,435
FOP	96	30	2005	29	3,749
FOP	100	30	2005	30	3,878
TOTALS	2,524			2,207	285,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,207	107.0160	141.26	311,761	2005	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2016 Heated Area: 1928 HX Base Yr 2016



32409 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		285,261
TOTAL MARKET OB/XF VALUE		3,866
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		374,127
SOH/AGL Deduction		174,988
ASSESSED VALUE		199,139
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		143,417
TOTAL JUST VALUE		374,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007636	REPAIR/RRF	16,186	09/01/2020
M1622281	H/AC	3,300	02/08/2016
B0413422	B001	141,230	08/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2017/1693	12/09/2015	WD	Q	I	01	187,000
GRANTOR: MAROTTA STEVEN & KATH						
GRANTEE: SALVATORE DENNIS E						
1303/0415	3/21/2005	WD	Q	I		198,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MAROTTA STEVEN & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FOP=[YR=2005] N8 W12 S8 E12$ W34 S25
FGR=[YR=2005] S20 E20 N20 W20$ E20 S20 FOP=[YR=2005] S4 E22
N4 W3 N2 W6 S2 W13$ E13 N2 E6 S2 E13 N45$.

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	0811	CONCRETE B	0	100	0	0	885.00	SF	5.20	5.20	100	2005	2005	3	84	3,866	

LAND DESCRIPTION

TOTAL OB/XF 3,866

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 11/30/2020 BY KWX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS