LOT 36
FLORA PARKE #3 PB 6/402

BONNELL RICHARD & MARIA ARMANDA
32393 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

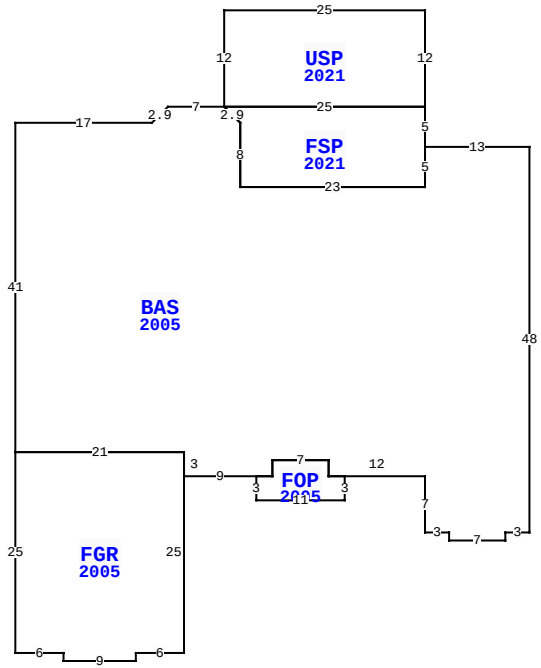
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,632	100	2005	2,632	345,806
FGR	534	55	2005	294	38,627
FOP	47	30	2005	14	1,839
FSP	232	40	2021	93	12,219
USP	300	30	2021	90	11,825
TOTALS	3,745			3,123	410,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,123	108.1920	142.81	445,996	2005	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2021 Heated Area: 2632 HX Base Yr 2021



32393 GRAND PARKE BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		410,316
TOTAL MARKET OB/XF VALUE		18,898
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		514,214
SOH/AGL Deduction		182,934
ASSESSED VALUE		331,280
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		280,558
TOTAL JUST VALUE		514,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113038	FSP	6,486	09/27/2021
B2104954	SOLAR PANELS	24,225	04/20/2021
B2101975	(30) WINDOWS/ 2 D	30,423	02/01/2021
B13921	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/1531	12/04/2020	WD	Q	I	01	350,000
GRANTOR: HOFMANN LEAH L & CLAR						
GRANTEE: BONNELL RICHARD & M						
1954/1616	12/17/2014	WD	Q	I	01	272,500
GRANTOR: LENAHAN DONALD G JR &						
GRANTEE: HOFMANN LEAH L & CL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 FSP=[YR=2021] N5 USP=[YR=2021] N12 W25 S12 E25$ W25 D2 R2 S8 E23 N5$ S5 W23 N8 L2 U2 W7 D2 L2 W17 S41 FGR=[YR=2005] S25 E6 S1 E9 N1 E6 N25 W21$ E21 S3 E9 FOP=[YR=2005] S3 E11 N3 W2 N2 W7 S2 W2$ E2 N2 E7 S2 E12 S7 E3 S1 E7 N1 E3 N48$.

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	0812	CONCRETE C	0	100	0	0	1,265.00	SF	4.00	4.00	100	2005	2005	3	84	4,250	
3	0855	CONC PAVER	0	100	0	0	495.00	SF	10.00	10.00	100	2021	2021	3	99	4,901	
4	0462	ST/AL FNC	0	100	156	0	624.00	SF	10.00	10.00	100	2021	2021	3	93	5,803	
5	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	96	864	

LAND DESCRIPTION

TOTAL OB/XF 18,898

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	000134	C	RES POND	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 01/10/2022 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS