



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	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	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	2,191	100	2006	2,191	291,316
FGR	400	55	2006	220	29,251
FOP	76	30	2006	23	3,059
FSP	190	40	2006	76	10,105
TOTALS	2,857			2,510	333,730

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50
3	0810	CONCRETE A	0	100	51	16	816.00	SF	6.50
4	0462	ST/AL FNC	0	100	142	4	568.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,510	110.6880	146.11	366,736	2006	2006	0	0
1 SNGL FAM - 100% - 2021 Heated Area: 2191 HX Base Yr 2021									
32361 GRAND PARKE BLVD, FERNANDINA BEACH									
BLD DATE: 04/23/2025 MLU									

TOTAL OB/XF									
9,133									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		333,730	
TOTAL MARKET OB/XF VALUE		9,133	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		427,863	
SOH/AGL Deduction		198,663	
ASSESSED VALUE		229,200	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		178,478	
TOTAL JUST VALUE		427,863	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		402,204	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10788	H/AC	0	12/01/2005
C16536	CO ISSUED	158,902	11/01/2005
B16536	NEW CONSTR	158,902	11/01/2005
E16164	NEW CONSTR	2,000	11/01/2005
P10344	NEW CONSTR	0	11/01/2005
R08541	REPAIR/RRF	2,800	11/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2341/0523	2/14/2020	DG	U	I	30	100	
GRANTOR: BOUTIN JOSEPH E A							
GRANTEE: BOUTIN DAVID M							
2325/0449	12/13/2019	WD	Q	I	01	280,000	
GRANTOR: WILBURN JOSEPH E & AN							
GRANTEE: BOUTIN JOSEPH E A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006;ORIG=0,0] N47 W14 W1 S4 W20 N4 W15 S42 E20 S8 E9 E2 N5 E6 S2 E13 \$									
FGR=[YR=2006;ORIG=-50,-5] S20 E20 N20 W20 \$									
FSP=[YR=2006;ORIG=-14,-47] N5 W22 S5 E1 S4 E20 N4 E1 \$									
FOP=[YR=2006;ORIG=-21,3] S4 E10 N7 W2 N2 W6 S5 W2 \$									