

LOT 39
IN OR 1430/342
FLORA PARKE #3 PB 6/402

AUSTIN ILONA
32337 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0039-0000



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 Floor	14	CARPET 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
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	2,570	100	2006	2,570	310,626
FGR	471	55	2006	259	31,304
FOP	55	30	2006	16	1,934
FOP	224	30	2006	67	8,098
FUS	502	100	2006	502	60,675
USP	330	30	2019	99	11,966
TOTALS	4,152			3,513	424,603

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,513	100.6200	132.82	466,597	2006	2006	0	0	0	9.00	91.00
1 SNGL FAM - 100% - 2007 Heated Area: 3072 HX Base Yr 2007												
BLD DATE						LGL DATE						
XF DATE						LAND DATE	04/23/2025					
INC DATE						AG DATE	MLU					

NASSAU COUNTY PROPERTY			
PAGE 1 of 1		4	
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		424,603	
TOTAL MARKET OB/XF VALUE		13,521	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		523,124	
SOH/AGL Deduction		251,192	
ASSESSED VALUE		271,932	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		216,210	
TOTAL JUST VALUE		523,124	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		493,031	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21056455	(12) WINDOWS	13,500	05/04/2021
19003515	SCRNROOM	10,281	04/08/2019
M11062	H/AC	0	02/01/2006
E16622	NEW CONSTR	2,000	01/01/2006
P10513	NEW CONSTR	0	01/01/2006
C16859	CO ISSUED	215,800	12/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1430/0342	7/24/2006	WD Q	I		
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: AUSTIN HUGH W & ILO					
1361/0931	10/25/2005	WD U	V	19	
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2006] N53 W7 FOP=[YR=2006] N4 USP=[YR=2019] N10 W33 S10 E33\$ W33 S4 E3 D4 R4 E19 U4 R4 E3\$W3 D4 L4 W19 U4 L4 W13 S55 FGR=[YR=2006] S21 E21 N23 W15 S2 W6\$E6N2E24 FOP=[YR=2006] S5 E11 N5 W11\$E20\$ PTR=N49E15 FUS=[YR=2006] E15 S17 E4 S17 W4 N8 W4 S4 W11 N30\$ W15 S49\$.					

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006
2	0810	CONCRETE A	0	100	0	0	1,210.00	SF	6.50	6.50	100	2006
3	0810	CONCRETE A	0	100	61	4	244.00	SF	6.50	6.50	100	2006
4	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2012
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012
TOTAL OB/XF 13,521												

LAND DESCRIPTION										TOTAL OB/XF										13,521									
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	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												
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