LOT 40
FLORA PARKE #3 PB 6/402

MORGAN TIMOTHY W & LYNN M
32325 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0040-0000

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 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

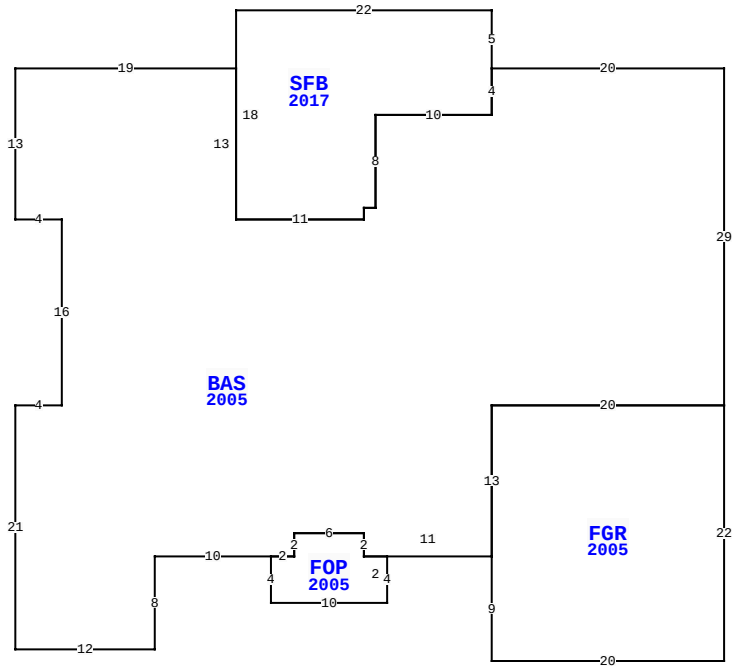
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,127	100	2005	2,127	275,739
FGR	440	55	2005	242	31,372
FOP	52	30	2005	16	2,075
SFB	305	80	2017	244	31,631
TOTALS	2,924			2,629	340,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,629	106.7520	140.91	370,452	2005	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2024 Heated Area: 2371 HX Base Yr



32325 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		340,816
TOTAL MARKET OB/XF VALUE		34,228
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		460,044
SOH/AGL Deduction		12,220
ASSESSED VALUE		447,824
TOTAL EXEMPTION VALUE	13	447,824
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		460,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1125214	SWIM POOL	26,400	10/10/2011
E15567	ELEC OTHER	2,000	08/01/2005
M10148	MECH OTHER	0	08/01/2005
R07876	REPAIR/RRF	2,800	07/01/2005
B15570	NEW CONSTR	153,583	07/01/2005
P09712	OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/0569	7/15/2020	WD	Q	I	01	362,500
GRANTOR: BERKEY DOUGLAS NEIL &						
GRANTEE: MORGAN TIMOTHY W &						
2047/1702	5/23/2016	WD	Q	I	01	297,400
GRANTOR: SARGENT CHRISTOPHER &						
GRANTEE: BERKEY DOUGLAS NEIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 SFB=[YR=2017] N5 W22 S18 E11 N1 E1 N8 E10
N4$ S4 W10 S8 W1 S1 W11 N13 W19 S13 E4 S16 W4 S21 E12 N8 E10
FOP=[YR=2005] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E11
FGR=[YR=2005] S9 E20 N22 W20 S13$ N13 E20 N29$.

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	946.00	SF	5.20	5.20	100	2005	2005	3	84	4,132	
2	0861	POOL GUNIT	0	100	25	14	350.00	SF	85.00	85.00	100	2011	2011	3	60	17,850	
3	0855	CONC PAVER	0	100	0	0	1,077.00	SF	10.00	10.00	100	2011	2011	3	91	9,801	
4	0476	VF 6 SBPL	0	100	0	0	110.00	LF	32.00	32.00	100	2005	2005	3	64	2,253	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	64	192	

LAND DESCRIPTION

TOTAL OB/XF 34,228

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