LOT 42
IN OR 1543/1169
FLORA PARKE #3 PB 6/402

MCGILL SEAN P/BAIR TIFINI
32297 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0042-0000

BUILDING CHARACTERISTICS

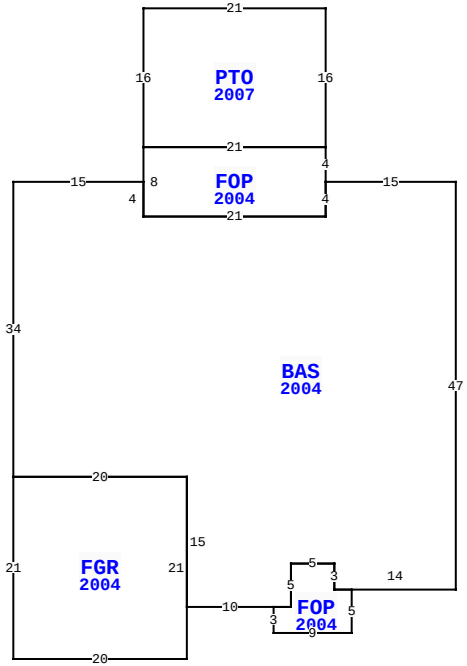
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,062	100	2004	2,062	259,033
FGR	420	55	2004	231	29,019
FOP	56	30	2004	17	2,136
FOP	168	30	2004	50	6,281
PTO	336	5	2007	17	2,136
TOTALS	3,042			2,377	298,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,377	105.7420	139.58	331,782	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2008 Heated Area: 2062 HX Base Yr 2008



32297 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		298,604
TOTAL MARKET OB/XF VALUE		12,741
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		396,345
SOH/AGL Deduction		194,672
ASSESSED VALUE		201,673
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,951
TOTAL JUST VALUE		396,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516694	ADDITION	6,587	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1543/1169	12/31/2007	WD	Q	I		245,000
GRANTOR: SHURYAN JEFFERY & LYN						
GRANTEE: MCGILL SEAN P & TIF						
1340/0853	8/09/2005	QC	U	I	07	100
GRANTOR: SHURYAN JEFFREY & LYN						
GRANTEE: SHURYAN JEFFERY & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 FOP=[YR=2004] N4 PTO=[YR=2007] N16 W21 S16 E21$ W21 S8 E21 N4$ S4 W21 N4 W15 S34 FGR=[YR=2004] S21 E20 N21 W20$ E20 S15 E10 FOP=[YR=2004] S3 E9 N5 W2 N3 W5 S5 W2$ E2 N5 E5 S3 E14 N47$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	805.00	SF	5.20	5.20	100	2004	2004	3	83	3,474	
3	0476	VF 6 SBPL	0	100	0	0	228.00	LF	32.00	32.00	100	2004	2004	3	61	4,451	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	61	183	
5	0911	SCRN RM A	0	100	16	21	336.00	SF	17.50	17.50	100	2007	2007	3	27	1,588	

LAND DESCRIPTION

TOTAL OB/XF 12,741

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