

SCOTT BRUCE
32283 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

25-2N-28-0551-0043-0000

BUILDING CHARACTERISTICS							
ELEMENT	CD	CONSTRUCTION					
Exterior Wall	1608	WD FR STUC 100 IRREGULAR 100					
RooF Cover	0305	COMP SHNGL 100 DRYWALL 100					
Interior Wall	1407	CARPET 70					
Interior Floo	1111	CLAY TILE 30					
Air Condition	0304	CENTRAL 100 AIR DUCTED 100					
Heating Type							
Bedrooms		4 100					
Bathrooms		3 100					
Frame	0202	WOOD FRAME 100					
Stories	1.	1. 100					
Units	00	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	SUBAREAMARKET VALUE		
BAS	2,084	100	2005	2,084	285,204		
FGR	400	55	2005	220	30,108		
FOP	36	30	2005	11	1,505		
FOP	96	30	2005	29	3,968		
TOTALS	2,616			2,344	320,786		
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 % CONDOB/XF MKT VALUENOTES
1	0811	CONCRETE B	0 100	0 0	859.00 SF	5.20	5.20 100 2005 2005 3 84 3,752
2	0476	VF 6 SBPL	0 100	0 0	90.00 LF	32.00	32.00 100 2011 2011 3 78 2,246
3	0470	VNYL GATE	0 100	0 0	2.00 UT	300.00	300.00 100 2011 2011 3 78 468
LAND DESCRIPTION TOTAL OB/XF 6,466							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT DEPTH TOT LND UTS UNIT TYPE D T DPHT FACT % CONDTOT ADJUUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECLFRZYR 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 11/30/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS							