

LOT 45
IN OR 1341/1783
FLORA PARKE #3 PB 6/402

ELMQUIST WILLIAM J & JEANNY K
32257 GRAND PARK BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0045-0000



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 80
Interior Floor	11	CLAY TILE 20
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	2,241	100	2005	2,241	283,995
FGR	400	55	2005	220	27,880
FOP	58	30	2005	17	2,155
FSP	210	40	2005	84	10,646
TOTALS	2,909			2,562	324,675

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	864.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,562	106.0800	140.03	358,757	2005	2005	0	0	9.50	90.50
1 SNGL FAM - 100% - 2016 Heated Area: 2241 HX Base Yr 2016											
TOTALS	2,909			2,562	324,675						

32257 GRAND PARKE BLVD, FERNANDINA BEACH											
BLD DATE: 04/23/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		324,675	
TOTAL MARKET OB/XF VALUE		4,990	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		414,665	
SOH/AGL Deduction		160,792	
ASSESSED VALUE		253,873	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		203,151	
TOTAL JUST VALUE		414,665	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		389,264	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09306	MECH OTHER	0	02/01/2005
B0414262	NEW CONSTR	158,902	12/01/2004
E0414108	ELEC OTHER	2,000	12/01/2004
R047019	REPAIR/RRF	2,800	12/01/2004
P0408852	OTHER	0	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1341/1783	8/15/2005	WD	Q	I		242,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: ELMQUIST WILLIAM J							
1280/1639	12/14/2004	WD	U	V	19	84,400	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W15 FSP=[YR=2005] N5 W21 S10 E21 N5 \$ S5 W21 N5 W15 S43 FGR=[YR=2005] S20 E20 N20 W20 \$ E20 S7 E11 FOP=[YR=2005] S3 E9 N6 W2 N2 W5 S5 W2 \$ E2 N5 E5 S2 E13 N47 \$.											