

LOT 46
IN OR 1978/1818
FLORA PARKE #3 PB 6/402

WOMBLE ROBERT M JR/FERNANDEZ JILA E
CMR 422 BOX 1485
APO, AE 09067

2025

25-2N-28-0551-0046-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	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	2,438	100	2005	2,438	303,313
FGR	484	55	2005	266	33,093
FOP	84	30	2005	25	3,110
FOP	192	30	2005	58	7,216
FUS	432	100	2005	432	53,745
TOTALS	3,630			3,219	400,477

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0471	VINYL FNC	0	0	0	0	244.00	LF	32.00	32.00	
3	0811	CONCRETE B	0	0	0	0	890.00	SF	5.20	5.20	
4	0911	SCRN RM A	0	0	8	24	192.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0		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	3,219	104.1440	137.47	442,516	2005	2005	0	0	9.50	90.50
1 SNGL FAM - 0% - 2024 Heated Area: 2870 HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/23/2025 MLU											

32245 GRAND PARKE BLVD, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		400,477	
TOTAL MARKET OB/XF VALUE		11,552	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		497,029	
SOH/AGL Deduction		0	
ASSESSED VALUE		497,029	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		497,029	
TOTAL JUST VALUE		497,029	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		468,290	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615467	REPAIR/RRF	8,000	11/07/2016
B17758	SCRN LANAI	6,788	10/31/2006
E14810	ELEC OTHER	2,000	04/01/2005
M09636	MECH OTHER	0	04/01/2005
R07506	REPAIR/RRF	2,800	04/01/2005
P09353	OTHER	0	04/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1978/1818	5/05/2015	WD	Q	I	02
GRANTOR: ICE CHRISTINA B					265,000
GRANTEE: WOMBLE ROBERT M JR					
1755/1778	9/09/2011	WD	U	I	40
GRANTOR: SAGER ERIC M & MOIRA					185,000
GRANTEE: ICE CHRISTINA B					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W15 FOP=[YR=2005] N4 W24 S8 E24 N4 \$ S4 W24 N4 W17 S39 FGR=[YR=2005] S22 E22 N22 W22 \$ E22 S12 E12 FOP=[YR=2005] S5 E10 N7 W2 N3 W6 S5 W2 \$ E2 N5 E6 S3 E14 N49 \$ PTR= E15 FUS=[YR=2005] E12 S36 W12 N36 \$ W15 \$.											