LOT 48
FLORA PARKE #3 PB 6/402

HERRINGTON JAMES F JR & JESSALYN M
32203 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

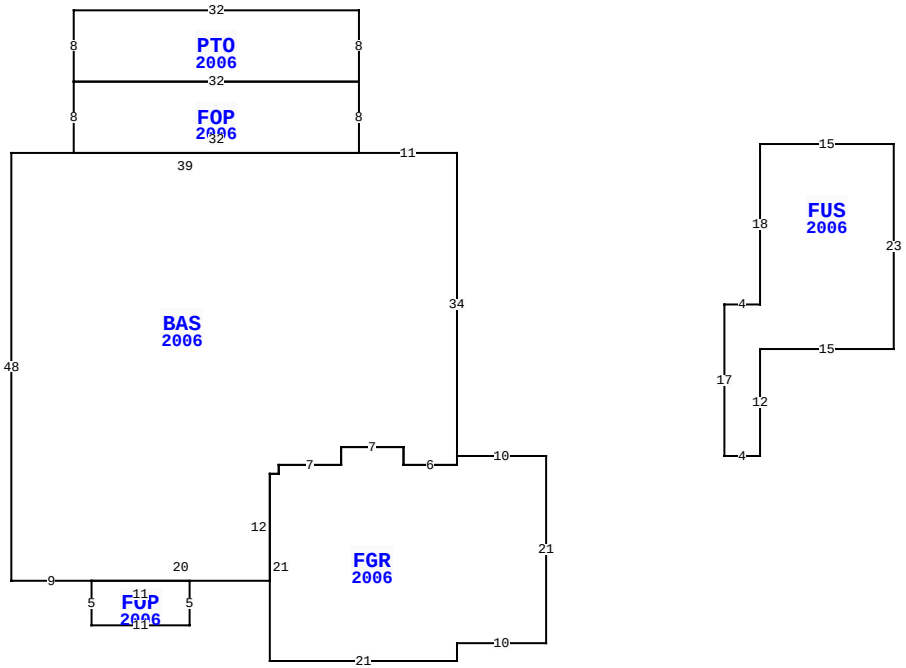
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,114	100	2006	2,114	269,593
FGR	685	55	2006	377	48,078
FOP	55	30	2006	16	2,040
FOP	256	30	2006	77	9,820
FUS	413	100	2006	413	52,669
PTO	256	5	2006	13	1,658
TOTALS	3,779			3,010	383,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,010	106.1680	140.14	421,821	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2021 Heated Area: 2527 HX Base Yr 2021



32203 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		383,857
TOTAL MARKET OB/XF VALUE		49,455
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		518,312
SOH/AGL Deduction		177,728
ASSESSED VALUE		340,584
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		289,862
TOTAL JUST VALUE		518,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004065	H/AC	5,243	05/01/2020
B1904698	SWIM POOL	30,000	07/01/2019
C17145	CO ISSUED	182,122	02/01/2006
E16813	NEW CONSTR	2,000	02/01/2006
P10744	NEW CONSTR	0	02/01/2006
R08934	REPAIR/RRF	2,800	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2347/1198	3/02/2020	WD	Q	I	01	338,000
GRANTOR: LESKO KEITH						
GRANTEE: HERRINGTON JAMES F						
2273/1819	5/03/2019	WD	Q	I	01	284,500
GRANTOR: BLUESTONE EDWARD S &						
GRANTEE: LESKO KEITH M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N21 W10 BAS=[YR=2006] N34 W11 FOP=[YR=2006] N8 PTO=[YR=2006] N8 W32 S8 E32$W32 S8 E32$W39 S48 E9
FOP=[YR=2006] S5 E11 N5 W11$E20 N12
E1N1E7N2E7S2E6N1$S1W6N2W7S2W7 S1W1S21 E21 N2 E10$ PTR=N21 E20
FUS=[YR=2006] N17 E4 N18 E15 S23 W15S12 W4$ W20 S21$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2006	2006	3	86	436	
3	0810	CONCRETE A	0	100	0	0	1,125.00	SF	6.50	6.50	100	2006	2006	3	86	6,289	
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2019	2019	3	87	28,988	
5	0855	CONC PAVER	0	100	0	0	739.00	SF	10.00	10.00	100	2019	2019	3	97	7,168	
6	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2019	2019	3	94	4,512	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 49,455

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 10/15/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS