



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 70
Interior Floor	08	SHT VINYL 30
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
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NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100	2005	2,030	250,514
FGR	400	55	2005	220	27,149
FOP	61	30	2005	18	2,221
FSP	189	40	2005	76	9,379
FUS	620	100	2005	620	76,511
PTO	336	5	2005	17	2,098

TOTALS	3,636			2,981	367,873
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	844.00	SF	5.20	5.20	
3	0471	VINYL FNC	0	0	0	0	266.00	LF	32.00	32.00	

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	0		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,981	103.3060	136.36	406,489	2005	2005	0	0	9.50	90.50
1 SNGL FAM - 0% - 2024											
Heated Area: 2650											
HX Base Yr											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/23/2025 MLU											

32189 GRAND PARKE BLVD, FERNANDINA BEACH											
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TOTAL OB/XF											
12,215											

Total Acres:	0.00	Total Land Value:	85,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		367,873	
TOTAL MARKET OB/XF VALUE		12,215	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		465,088	
SOH/AGL Deduction		0	
ASSESSED VALUE		465,088	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		465,088	
TOTAL JUST VALUE		465,088	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		437,800	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13396	NEW CONSTR	0	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2674/387	10/02/2023	WD	Q	I	01	450,000
GRANTOR: ANGEL ALETA J ET AL						
GRANTEE: RYKACZEWSKI BRIAN &						
2648/838	6/15/2023	FJ	U	I	11	0
GRANTOR: ZYLICH NEIL P EST						
GRANTEE: ZYLICH ERIC N						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W15 FSP=[YR=2005] N5 PTO=[YR=2005] N16 W21 S16 E21\$ W21 S9 E21 N4\$ S4 W21 N4 W14 S35 FGR=[YR=2005] S20 E20 N20 W20\$ E20 S14 E10 FOP=[YR=2005] S3 E9 N5 W2 N3 W6 S5 W1\$ E1 N5 E6 S3 E13 N47\$ PTR=N15 FUS=[YR=2005] N31 E20 S31 W20\$ S15\$.											