LOT 54
IN OR 1558/1689
FLORA PARKE #3 PB 6/402

GENTRY CLIFFORD B/SMITH AMY E
4804 APPLE CT
AUGUSTA, GA 06340

2025

25-2N-28-0551-0054-0000

BUILDING CHARACTERISTICS

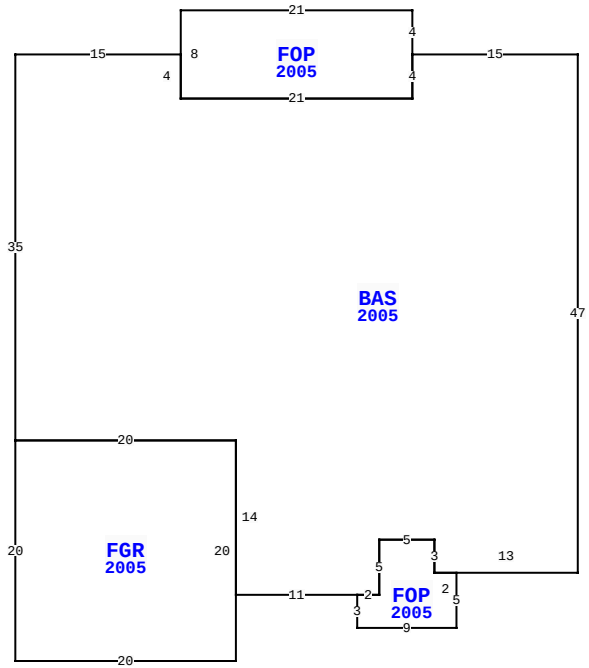
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,084	100	2005	2,084	270,569
FGR	400	55	2005	220	28,563
FOP	56	30	2005	17	2,207
FOP	168	30	2005	50	6,492
TOTALS	2,708			2,371	307,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,371	108.6820	143.46	340,144	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 0 Heated Area: 2084 HX Base Yr



32125 GRAND PARKE BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	307,830
TOTAL MARKET OB/XF VALUE	8,595
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	401,425
SOH/AGL Deduction	61,682
ASSESSED VALUE	339,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,743
TOTAL JUST VALUE	401,425
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	376,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14512	ELEC OTHER	2,000	03/01/2005
M09303	MECH OTHER	0	02/01/2005
P08995	OTHER	0	02/01/2005
B14446	NEW CONSTR	148,048	02/01/2005
R07138	REPAIR/RRF	2,800	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1558/1689	4/01/2008	WD	Q	I		223,000
GRANTOR: BLAIR KENNETH E II						
GRANTEE: GENTRY CLIFFORD B &						
1332/0541	7/11/2005	WD	Q	I		234,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BLAIR KENNETH E II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 FOP=[YR=2005] N4 W21 S8 E21 N4$ S4 W21 N4 W15 S35 FGR=[YR=2005] S20 E20 N20 W20$ E20 S14 E11 FOP=[YR=2005] S3 E9 N5 W2 N3 W5 S5 W2$ E2 N5 E5 S3 E13 N47$.

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	0811	CONCRETE B	0	0	0	0	802.00	SF	5.20	5.20	100	2005	2005	3	84	3,503	
2	0476	VF 6 SBPL	0	0	0	0	200.00	LF	32.00	32.00	100	2010	2010	3	76	4,864	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	76	228	

LAND DESCRIPTION

TOTAL OB/XF 8,595

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS