LOT 56
IN OR 2193/1311
FLORA PARKE #3 PB 6/402

KRAMER DONNA MARIE
32105 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0056-0000

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

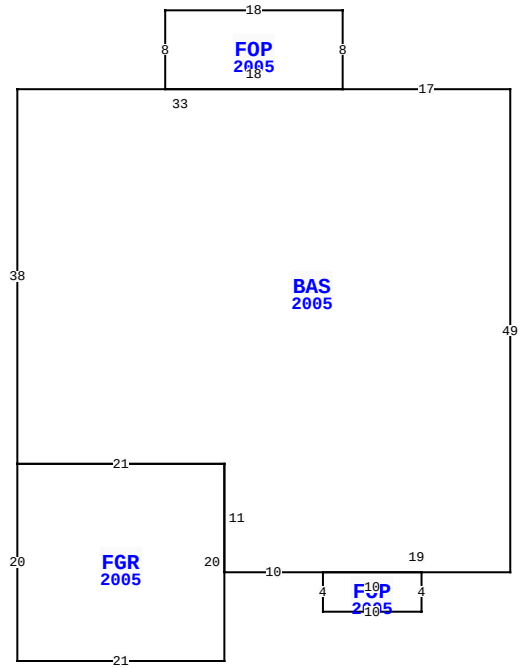
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,219	100	2005	2,219	278,657
FGR	420	55	2005	231	29,009
FOP	40	30	2005	12	1,507
FOP	144	30	2005	43	5,400
TOTALS	2,823			2,505	314,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,505	105.1200	138.76	347,594	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2019 Heated Area: 2219 HX Base Yr 2019



32105 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		314,573
TOTAL MARKET OB/XF VALUE		43,610
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		443,183
SOH/AGL Deduction		155,601
ASSESSED VALUE		287,582
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		231,860
TOTAL JUST VALUE		443,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25859	REPAIR/RRF	2,600	03/01/2012
B19270	ADDITION	9,728	01/01/2007
B18789	SWIM POOL	29,000	11/01/2006
B13920	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/1311	4/27/2018	WD	Q	I	01	320,000
GRANTOR: BUSH LISA N & EDITH M						
GRANTEE: KRAMER ROBERT ALLAN						
1866/0248	7/01/2013	WD	Q	I	01	290,000
GRANTOR: PATTERSON TRACY L II						
GRANTEE: BUSH LISA N & EDITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FOP=[YR=2005] N8 W18 S8 E18$ W33 S38 FGR=[YR=2005] S20 E21 N20 W21$ E21 S11 E10 FOP=[YR=2005] S4 E10 N4 W10$ E19 N49$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	869.00	SF	5.20	5.20	100	2005	2005	3	84	3,796	
3	0877	JACUZZI	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2007	2007	3	27	810	
4	0911	SCRN RM A	0	100	0	0	1,332.00	SF	17.50	17.50	100	2007	2007	3	27	6,294	
5	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2007	2007	3	44	15,708	
6	0845	KOOL DECK	0	100	0	0	972.00	SF	7.25	7.25	100	2007	2007	3	87	6,131	
7	0462	ST/AL FNC	0	100	170	0	680.00	SF	10.00	10.00	100	2012	2012	3	64	4,352	
8	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	
9	0855	CONC PAVER	0	100	0	0	340.00	SF	10.00	10.00	100	2014	2014	3	94	3,196	

LAND DESCRIPTION

TOTAL OB/XF 43,610

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 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