

**GALL MARGARET T L/E/
32075 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034**

25-2N-28-0551-0057-0000

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

11

CLAY TILE 50

Interior Floor

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

1,908

100

2005

1,908

255,765

FGR

420

55

2005

231

30,965

FOP

96

30

2005

29

3,887

FOP

118

30

2005

35

4,692

PTO

144

5

2017

7

938

TOTALS

2,686

2,210

296,247

EXTRA FEATURES

L N

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

0812

CONCRETE C

0 100

0

0

1,003.00

SF

4.00

4.00

100

2005

2005

3

84

3,370

2

0911

SCRN RM A

0 100

12

12

144.00

SF

17.50

17.50

100

2006

2006

3

24

605

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

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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

2,210

112.2100

148.12

2005

2005

0

0

0

9.50

90.50

1 SNGL FAM - 100% - 2018

Heated Area: 1908

HX Base Yr 2018

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/23/2025

MLU

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

296,247

TOTAL MARKET OB/XF VALUE

3,975

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

385,222

SOH/AGL Deduction

192,033

ASSESSED VALUE

193,189

TOTAL EXEMPTION VALUE

105,722

BASE TAXABLE VALUE

87,467

TOTAL JUST VALUE

385,222

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

361,207

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U /

V I /

RSN CD

SALE PRICE

2472/1587

6/21/2021

QC

U

I

11

100

GRANTOR: GALL MARGARET T

GRANTEE: RAHBURG LESLIE

2142/0749

8/24/2017

WD

Q

I

01

255,000

GRANTOR: WEINGARTNER GARY J &

GRANTEE: GALL MARGARET T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 FOP=[YR=2005] N8 PTO=[YR=2017] N12 W12 S12 E12\$ W12 S8 E12\$ W30 S45 E10 FOP=[YR=2005] S6 E11 N2 E10 N4 W13 N2 W6 S2 W2\$ E2 N2 E6 S2 E13 FGR=[YR=2005] E21 N20 W21 S20\$ N20 E21 N25\$.