

LOT 59
IN OR 1571/955
FLORA PARKE #3 PB 6/402

FERREIRA MELANIE J REVOC TRUST/FERREIRA MELANIE J
32035 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0059-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	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	1,977	100	2005	1,977	261,078
FGR	460	55	2005	253	33,411
FOP	71	30	2005	21	2,773
FSP	190	40	2019	76	10,036
TOTALS	2,698			2,327	307,298

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	920.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	175.00	LF	32.00	32.00	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	

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	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,327	110.5440	145.92	339,556	2005	2005	0	0	9.50	90.50
1 SNGL FAM - 100% - 2006 Heated Area: 1977 HX Base Yr 2006											
32035 GRAND PARKE BLVD, FERNANDINA BEACH											
BLD DATE: 04/23/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			307,298
TOTAL MARKET OB/XF VALUE			9,363
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			401,661
SOH/AGL Deduction			201,078
ASSESSED VALUE			200,583
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			149,861
TOTAL JUST VALUE			401,661
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			377,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15905	ELEC OTHER	2,000	10/01/2005
M10408	MECH OTHER	0	10/01/2005
P09976	OTHER	0	09/01/2005
R08160	REPAIR/RRF	2,800	08/01/2005
B15945	NEW CONSTR	148,298	08/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1571/0955	6/12/2008	WD	Q	I	01	100	
GRANTOR: FERREIRA MELANIE J							
GRANTEE: FERREIRA MELANIE J							
1378/0001	12/30/2005	WD	Q	I		252,200	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: FERREIRA MELANIE J							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W14 FSP=[YR=2019] N5 W22 S5 E1 S4 E20 N4 E1 \$ W1 S4 W20 N4 W15 S32 FGR=[YR=2005] S23 E20 N23 W20 \$ E20 S17 E9 FOP=[YR=2005] S4 E10 N6 W3 N3 W5 S5 W2 \$ E2 N5 E5 S3 E14 N47 \$.											