LOT 81
IN OR 1415/1337
FLORA PARKE #3 PB 6/402

FRIED HELGA
32422 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0081-0000

BUILDING CHARACTERISTICS

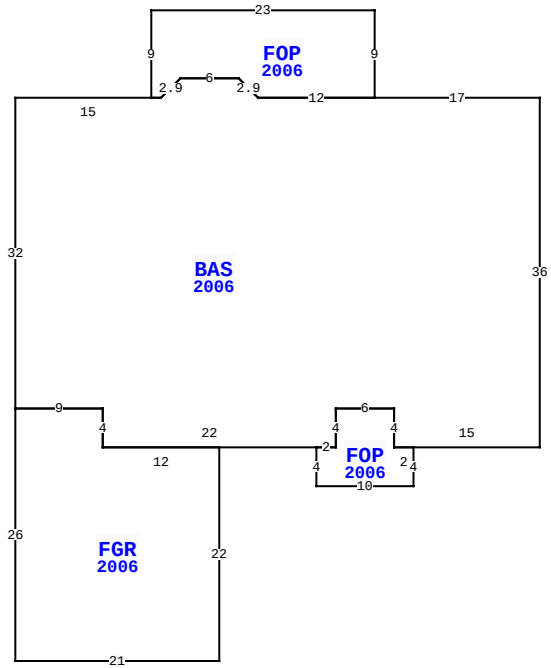
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,900	100	2006	1,900	241,559
FGR	498	55	2006	274	34,836
FOP	64	30	2006	19	2,415
FOP	191	30	2006	57	7,246
TOTALS	2,653			2,250	286,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,250	105.8400	139.71	314,348	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2008 Heated Area: 1900 HX Base Yr 2008



32422 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		286,057
TOTAL MARKET OB/XF VALUE		18,218
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		389,275
SOH/AGL Deduction		188,006
ASSESSED VALUE		201,269
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		100,547
TOTAL JUST VALUE		389,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2006273	H/AC	2,200	08/01/2020
B0617773	ADDITION	5,100	05/01/2006
B17209	SWIM POOL	25,000	02/01/2006
M10918	MECH OTHER	0	01/01/2006
C16817	CO ISSUED	144,164	12/01/2005
E16454	ELEC OTHER	2,000	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/1337	5/30/2006	WD	Q	I		284,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FRIED HELGA						
1352/0001	9/22/2005	WD	U	V	19	39,800
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 FOP=[YR=2006] N9 W23 S9 E1 U2 R2 E6 R2 D2 E12$ W12 U2 L2 W6 L2 D2 W15 S32 FGR=[YR=2006] S26 E21 N22 W12 N4 W9$ E9 S4 E22 FOP=[YR=2006] S4 E10 N4 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E15 N36$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0812	CONCRETE C	0	100	0	0	1,193.00	SF	4.00	4.00	100	2006	2006	3	86	4,104	
3	0861	POOL GUNIT	0	100	0	0	233.00	SF	85.00	85.00	100	2006	2006	3	40	7,922	
4	0845	KOOL DECK	0	100	0	0	375.00	SF	7.25	7.25	100	2006	2006	3	86	2,338	
5	0910	SCRN RM L	0	100	18	32	576.00	SF	15.00	15.00	100	2006	2006	3	24	2,074	

LAND DESCRIPTION

TOTAL OB/XF 18,218

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