LOT 82
IN OR 2217/104
FLORA PARKE #3 PB 6/402

DARBY FAMILY TRUST/DARBY EVAN R JR TRUSTEE
2942 EASTWIND DR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0082-0000

NASSAU COUNTY PROPERTY

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

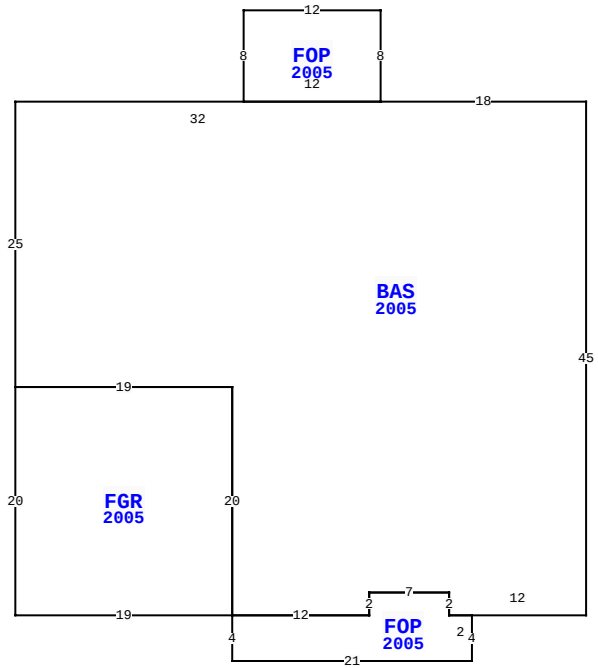
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2005	1,856	243,134
FGR	380	55	2005	209	27,379
FOP	96	30	2005	29	3,799
FOP	98	30	2005	29	3,799
TOTALS	2,430			2,123	278,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,123	109.6620	144.75	307,304	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 0 Heated Area: 1856 HX Base Yr



32408 GRAND PARKE BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	278,110
TOTAL MARKET OB/XF VALUE	4,054
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	367,164
SOH/AGL Deduction	58,163
ASSESSED VALUE	309,001
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,001
TOTAL JUST VALUE	367,164
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15904	ELEC OTHER	2,000	10/01/2005
M10356	MECH OTHER	0	09/01/2005
P09964	OTHER	0	09/01/2005
R08128	REPAIR/RRF	2,800	08/01/2005
B15905	NEW CONSTR	136,765	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2217/0104	8/06/2018	QC	U	I	11	100
GRANTOR: DARBY EVAN R JR & CON						
GRANTEE: DARBY FAMILY TRUST						
2152/0123	10/16/2017	WD	Q	I	01	200,000
GRANTOR: HERTZ LAWRENCE R & JO						
GRANTEE: DARBY EVAN R JR & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18FOP=[YR=2005] N8W12S8E12$
W32S25FGR=[YR=2005] S20E19N20W19$E19 S20FOP=[YR=2005]
S4E21N4W2N2W7S2W12$ E12N2E7S2E12N45$.

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	928.00	SF	5.20	5.20	100	2005	2005	3	84	4,054	

LAND DESCRIPTION

TOTAL OB/XF 4,054

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