LOT 86
IN OR 2089/1143
FLORA PARKE #3 PB 6/402

KOLEMBA GRZEGORZ & LUCYNA M
32344 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0086-0000

BUILDING CHARACTERISTICS

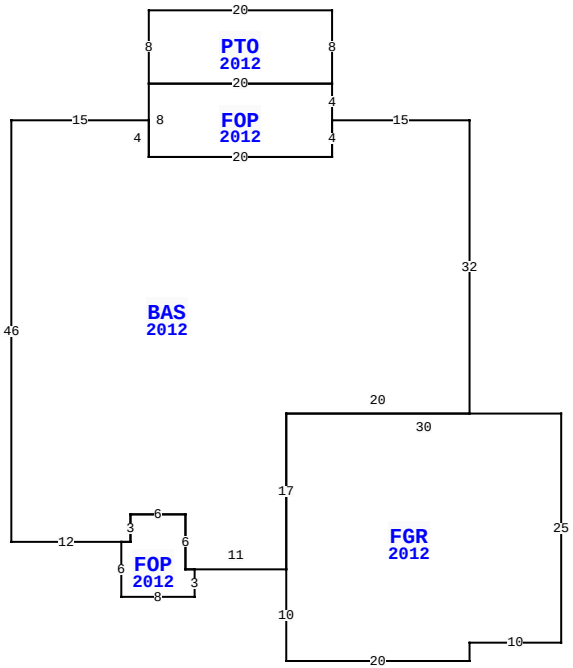
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,955	100	2012	1,955	269,664
FGR	790	55	2012	434	59,864
FOP	63	30	2012	19	2,621
FOP	160	30	2012	48	6,621
PTO	160	5	2012	8	1,104
TOTALS	3,128			2,464	339,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,464	111.1680	146.74	361,567	2012	2012	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2020 Heated Area: 1955 HX Base Yr 2020



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

32344 GRAND PARKE BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		339,873
TOTAL MARKET OB/XF VALUE		8,970
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		433,843
SOH/AGL Deduction		165,674
ASSESSED VALUE		268,169
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		217,447
TOTAL JUST VALUE		433,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M05741	H/AC	0	07/01/2020
C1226125	CO ISSUED	0	11/16/2012
B1226622	ADDITION	3,187	11/01/2012
E25241	TEMP POLE	0	07/01/2012
B26125	NEW CONSTR	242,445	06/01/2012
E25167	ELEC OTHER	0	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2089/1143	12/14/2016	WD	Q	I	01	270,000
GRANTOR: KOENIG DONALD P & KAR						
GRANTEE: KOLEMBA GRZEGORZ &						
1827/0334	11/20/2012	WD	Q	I	02	235,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KOENIG DONALD P & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W15 FOP=[YR=2012] N4 PTO=[YR=2012] N8 W20 S8 E20 $ W20 S8 E20 N4 $ S4 W20 N4 W15 S46 E12 FOP=[YR=2012] S6 E8 N3 W1 N6 W6 S3 W1 $ E1 N3 E6 S6 E11 FGR=[YR=2012] S10 E20 N2 E10 N25 W30 S17 $ N17 E20 N32 $.

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	2012	2012	3	94	3,290	
2	0812	CONCRETE C	0	100	0	0	1,163.00	SF	4.00	4.00	100	2012	2012	3	92	4,280	
3	0911	SCRN RM A	0	100	20	8	160.00	SF	17.50	17.50	100	2012	2012	3	50	1,400	

LAND DESCRIPTION

TOTAL OB/XF 8,970

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	000134	C	RES POND	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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS