LOT 89
FLORA PARKE #3 PB 6/402

**BOWERSON MARK D & MINGMING**
32302 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

# 2025

**25-2N-28-0551-0089-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

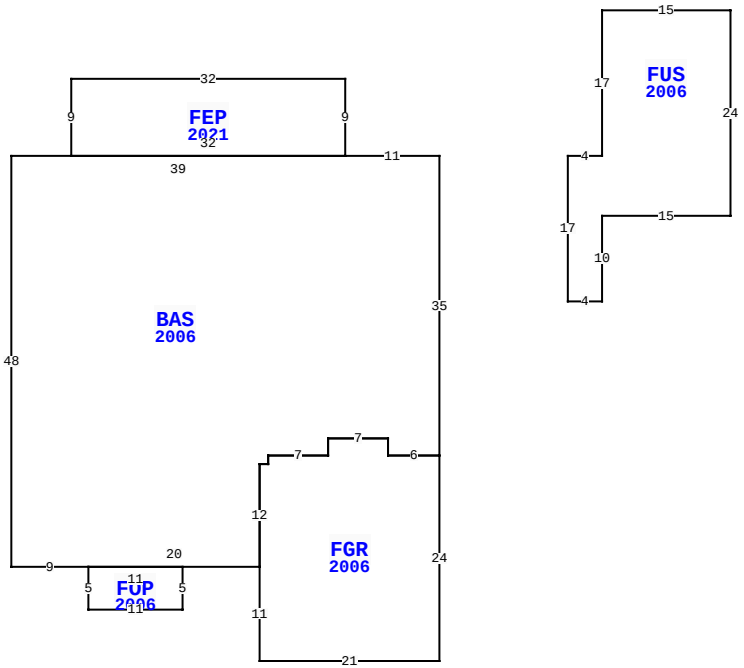
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 2,114 | 100 | 2006 | 2,114 | 260,012 |
| FEP | 288 | 80 | 2021 | 230 | 28,289 |
| FGR | 517 | 55 | 2006 | 284 | 34,930 |
| FOP | 55 | 30 | 2006 | 16 | 1,968 |
| FUS | 428 | 100 | 2006 | 428 | 52,642 |
| TOTALS | 3,402 | | | 3,072 | 377,843 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,072 | 102.3960 | 135.16 | 415,212 | 2006 | 2006 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM – 100% - 2025 Heated Area: 2542 HX Base Yr




32302 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 | | 377,843 |
| TOTAL MARKET OB/XF VALUE | | 5,805 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 468,648 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 468,648 |
| TOTAL EXEMPTION VALUE | 13 | 468,648 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 468,648 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 440,665 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2012723 | XFOB-GLASS WALLS | 17,649 | 12/18/2020 |
| E17140 | ELEC OTHER | 2,000 | 04/01/2006 |
| M11363 | MECH OTHER | 0 | 04/01/2006 |
| C17300 | CO ISSUED | 182,122 | 03/01/2006 |
| R09009 | REPAIR/RRF | 2,800 | 03/01/2006 |
| B17300 | NEW CONSTR | 182,122 | 03/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2388/1981 | 9/01/2020 | WD | Q | I | 01 | 295,000 |
| GRANTOR: GRINN BLAZE & CANDACE | | | | | | |
| GRANTEE: BOWERSON MARK D & M | | | | | | |
| 2150/1388 | 9/27/2017 | WD | Q | I | 01 | 245,000 |
| GRANTOR: BURNETT JOANNE C | | | | | | |
| GRANTEE: GRINN BLAZE & CANDA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W11 FEP=[YR=2021] N9 W32 S9 E32$ W39 S48 E9
FOP=[YR=2006] S5 E11 N5 W11$ E20 FGR=[YR=2006] S11 E21 N24 W6
N2 W7 S2 W7 S1 W1 S12$ N12 E1 N1 E7 N2 E7 S2 E6 N35$ PTR=E15
FUS=[YR=2006] E4 N17 E15 S24 W15 S10 W4 N17$ W15$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 795.00 | SF | 5.20 | 5.20 | 100 | 2006 | 2006 | 3 | 86 | 3,555 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 28 | 3 | 84.00 | SF | 6.50 | 6.50 | 100 | 2006 | 2006 | 3 | 86 | 470 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,805

| 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 08/10/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS