

LOT 90
IN OR 2031/172
FLORA PARKE #3 PB 6/402

CZARNY ANTHONY M & MARLENE B
32284 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0090-0000



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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,938	100	2005	1,938	262,277
FGR	447	55	2005	246	33,292
FOP	52	30	2005	16	2,166
FSP	96	40	2005	38	5,143
PTO	192	5	2017	10	1,353
TOTALS	2,725			2,248	304,230

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0811	CONCRETE B	0	100	0	0	893.00	SF	5.20	5.20	
3	0911	SCRN RM A	0	100	0	0	192.00	SF	17.50	17.50	
4	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	

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: 0900 MDL: 01 EFF. AREA: 2,248 TOT ADJ PTS: 113.2880 EFF. BASE RATE: 149.54 REPL. COST NEW: 336,166 AYB: 2005 EYB: 2005 ECON: 0 FNCT: 0 NORM: 9.50 % COND: 90.50

1 SNGL FAM - 100% - 2017 Heated Area: 1938 HX Base Yr 2017

Diagram showing property layout with dimensions and area calculations. Key areas include PTO 2017, FSP 2005, BAS 2005, FGR 2005, and FOP 2005. Dimensions are provided for each section.

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

TOTAL OB/XF											
13,201											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		304,230	
TOTAL MARKET OB/XF VALUE		13,201	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		402,431	
SOH/AGL Deduction		166,580	
ASSESSED VALUE		235,851	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		185,129	
TOTAL JUST VALUE		402,431	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		378,324	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701762	SCRN ENCLSRE	4,510	04/01/2017
E14368	ELEC OTHER	2,000	02/01/2005
M09299	MECH OTHER	0	02/01/2005
P08996	OTHER	0	02/01/2005
B14450	NEW CONSTR	142,742	02/01/2005
R07142	REPAIR/RRF	2,800	02/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2031/0172	2/26/2016	WD Q	I	I	02
GRANTOR: DILLON MICHAEL & LIND					
GRANTEE: CZARNY ANTHONY M &					
1639/0074	9/08/2009	WD Q	I	I	01
GRANTOR: WITTA CHARLES D & CHR					
GRANTEE: DILLON MICHAEL W &					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2005] W14 N2 W10 S2 W2 FSP=[YR=2005] N8 W12 PTO=[YR=2017] N8 W12 S16 E12 N8\$ S8 E12\$ W31 S39E17 N3 FOP=[YR=2005] E8 N2 W2 N6 W6 S8\$ N8 E6 S6 E13 FGR=[YR=2005] S18 E21 N24 W3 S3 W17 S3 W1\$ E1 N3E17 N3 E3 N28\$.											