LOT 91
IN OR 2116/737
FLORA PARKE #3 PB 6/402

SNYDER KENNETH & MARY K
32268 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0091-0000

BUILDING CHARACTERISTICS

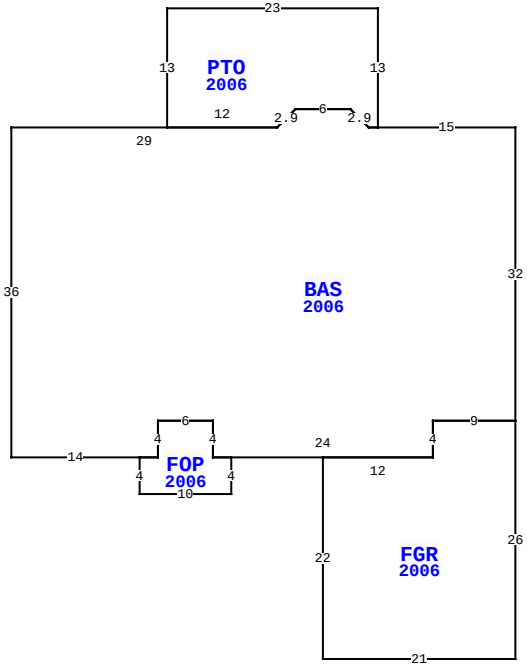
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,936	100	2006	1,936	246,136
FGR	498	55	2006	274	34,836
FOP	64	30	2006	19	2,415
PTO	283	5	2006	14	1,780
TOTALS	2,781			2,243	285,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,243	105.8400	139.71	313,370	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2018 Heated Area: 1936 HX Base Yr 2018



32268 GRAND PARKE BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,167
TOTAL MARKET OB/XF VALUE		15,246
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		385,413
SOH/AGL Deduction		153,620
ASSESSED VALUE		231,793
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		181,071
TOTAL JUST VALUE		385,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B174970	SCRN ENCL	5,998	08/10/2017
E15901	NEW CONSTR	2,000	10/01/2005
M10531	H/AC	0	10/01/2005
P10099	NEW CONSTR	0	09/01/2005
R08267	REPAIR/RRF	2,800	09/01/2005
B16120	NEW CONSTR	142,364	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2116/0737	4/18/2017	WD	Q	I	01	245,000
GRANTOR: COCHRAN BRENT & JENIF						
GRANTEE: SNYDER KENNETH & MA						
1662/1108	2/10/2010	QC	U	I	11	100
GRANTOR: COCHRAN BRUCE C & DEN						
GRANTEE: COCHRAN BRENT & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N26 BAS=[YR=2006] N32 W15 PTO=[YR=2006] N13W23 S13E12 U2 R2 E6 R2 D2 E1$W1 L2 U2 W6 L2 D2 W29 S36 E14 FOP=[YR=2006] S4 E10 N4 W2N4W6S4W2$E2N4E6S4E24N4E9$ W9S4W12 S22 E21$.

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	0810	CONCRETE A	0	100	0	0	1,275.00	SF	6.50	6.50	100	2006	2006	3	86	7,127	
2	0476	VF 6 SBPL	0	100	0	0	126.00	LF	32.00	32.00	100	2006	2006	3	66	2,661	
3	0476	VF 6 SBPL	0	100	0	0	44.00	LF	16.00	16.00	100	2006	2006	3	66	465	
4	0911	SCRN RM A	0	100	0	0	234.00	SF	17.50	17.50	100	2018	2018	3	78	3,194	
5	0855	CONC PAVER	0	100	0	0	102.00	SF	7.00	7.00	100	2018	2018	3	97	693	
6	0855	CONC PAVER	0	100	0	0	114.00	SF	10.00	10.00	100	2018	2018	3	97	1,106	

LAND DESCRIPTION

TOTAL OB/XF 15,246

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 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS