LOT 131
IN OR 2072/1978
FLORA PARKE 2B PB 6/255

HPA BORROWER 2016-2 LLC
TRICON RESIDENTIAL, 15771 RED HILL AVE
TUSTIN, CA 92780

2026

25-2N-28-0550-0131-0000

BUILDING CHARACTERISTICS

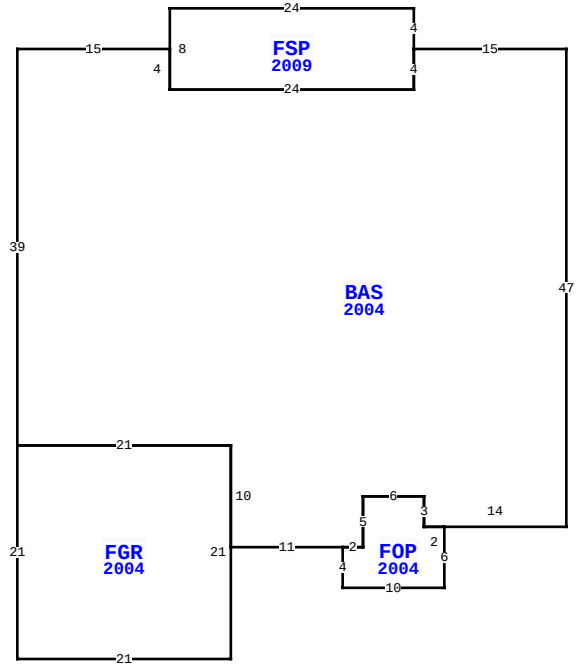
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,282	100	2004	2,282	265,388
FGR	441	55	2004	243	28,260
FOP	74	30	2004	22	2,559
FSP	192	40	2009	77	8,954
TOTALS	2,989			2,624	305,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,624	93.4848	129.94	340,963	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 0% - 0 Heated Area: 2282 HX Base Yr



31017 GRASSY PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	305,162
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	393,172
SOH/AGL Deduction	3,537
ASSESSED VALUE	389,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	389,635
TOTAL JUST VALUE	393,172
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2072/1978	9/13/2016	SW	U	I	11	100
GRANTOR: HP FLORIDA I LLC						
GRANTEE: HPA BORROWER 2016-2						
2056/1269	6/28/2016	WD	Q	I	01	250,000
GRANTOR: BOLES ELVIN JR & LAUR						
GRANTEE: HP FLORIDA I LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 FSP=[YR=2009] N4 W24 S8 E24 N4$ S4 W24 N4 W15 S39 FGR=[YR=2004] S21 E21 N21 W21$ E21 S10 E11 FOP=[YR=2004] S4 E10 N6 W2 N3W6 S5 W2$ E2 N5 E6 S3 E14 N47$.

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
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS