LOT 133
FLORA PARKE 2B PB 6/255

WRIGHT KATHLEEN F/MCCADDEN LAURA A
31031 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0133-0000

BUILDING CHARACTERISTICS

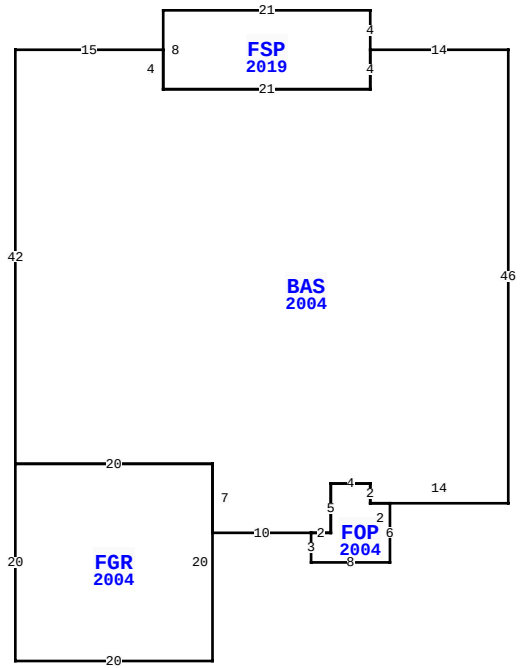
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,164	100	2004	2,164	263,305
FGR	400	55	2004	220	26,769
FOP	50	30	2004	15	1,825
FSP	168	40	2019	67	8,153
TOTALS	2,782			2,466	300,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,466	97.8048	135.95	335,253	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2021 Heated Area: 2164 HX Base Yr 2021



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

31031 GRASSY PARKE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,051
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		385,051
SOH/AGL Deduction		233,604
ASSESSED VALUE		151,447
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,036
TOTAL JUST VALUE		385,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2106175	ROOF	14,170	05/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2375/0606	7/10/2020	WD	Q	I	01	278,000
GRANTOR: MUELLER ANDREW C & MA						
GRANTEE: WRIGHT KATHLEEN F &						
2099/1368	2/06/2017	WD	Q	I	01	255,000
GRANTOR: TAYLOR ALFRED & ROSAR						
GRANTEE: MUELLER ANDREW C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FSP=[YR=2019] N4 W21 S8 E21 N4$ S4 W21 N4 W15 S42 FGR=[YR=2004] S20 E20 N20 W20$ E20 S7 E10 FOP=[YR=2004] S3 E8 N6 W2 N2 W4 S5 W2$ E2 N5 E4 S2 E14 N46$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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