

BRUNO MANDY N & PAUL S
31105 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

25-2N-28-0550-0139-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
Exterior Wall16WD FR STUC 30Roof Structur03GABLE/HIP 100Roof Cover03COMP SHNGL 100Interior Wall05DRYWALL 100Interior Floo14CARPET 80Interior Floo08SHT VINYL 20Air Condition03CENTRAL 100Heating Type04AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame Stories Units02WOOD FRAME 1001. 1. 1000 100Occupancy00NONE 100Quality01Quality Level 01DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4041.00AREATOTALPCTYEARTOT ADJSUBAREA
TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECONFNCTNORM% CONDVALUATION BYSTANDARDTax Group: 4Tax Dist:
BUILDING MARKET VALUE301,058TOTAL MARKET OB/XF VALUE2,940TOTAL LAND VALUE - MARKET85,000TOTAL MARKET VALUE388,998SOH/AGL Deduction0ASSESSED VALUE388,998TOTAL EXEMPTION VALUEHX HB51,411BASE TAXABLE VALUE337,587TOTAL JUST VALUE388,998NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE409,945PERMIT NUMDESCRIPTIONAMTISSUEDB0209692NEW CONSTR165,21706/01/2002SALES DATAOFF RECORD NumberDATETYPEINSTQUVIRSN CDPRICE SALE PRICE2494/00248/26/2021WDQI I01354,100GRANTOR: DOUGLAS CURT LGRANTEE: BRUNO MANDY N & PAU2446/07103/23/2021QCUI I11100GRANTOR: DOUGLAS VIVIENNE MGRANTEE: DOUGLAS CURT LBUILDING NOTESBAS=[YR=2002] W13 BAS=[YR=2011] N4 W25 S4 E1 S4 E23 N4 E1\$ W1 S4 W23 N4 W16 S40 FGR=[YR=2002] S21 E21 N21 W21\$ E21 S10 E10 FOP=[YR=2002] S4 E9 N9 W6 S5 W3\$ E3 N5 E6 S1 E13 N46\$.LAND DESCRIPTIONTOTAL OB/XF2,940LNUSE CLSLAND USECAPRLC FRONTDEPTHTOT UNITDTDPH% TOTUNITADJPRIADJPRIECLAND OTHER AND NOTESYEARDENSITYDECLFRZYRCNSRV1000100CRESCAPRES100PUD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000REVIEW DATE01/06/2023BYDJATotal Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/09/2026 BY SYS