LOT 144
FLORA PARKE 2B PB 6/255

CUNAT BRINDA FOWLER L/E/
31155 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0144-0000

BUILDING CHARACTERISTICS

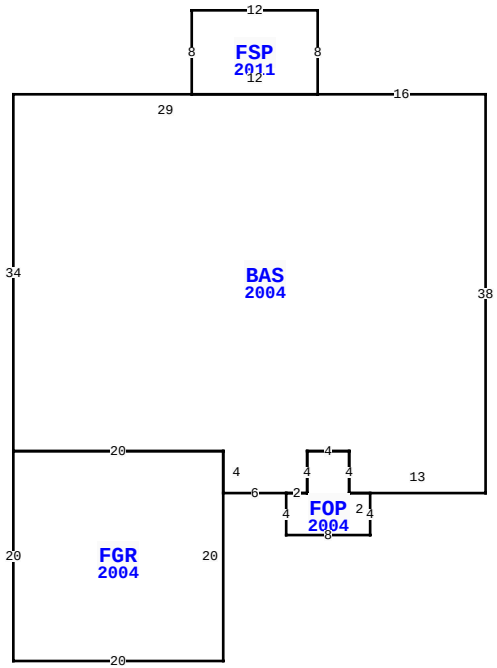
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,614	100	2004	1,614	202,422
FGR	400	55	2004	220	27,592
FOP	48	30	2004	14	1,756
FSP	96	40	2011	38	4,766
TOTALS	2,158			1,886	236,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,886	100.8126	140.13	264,285	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2023 Heated Area: 1614 HX Base Yr 2023



31155 GRASSY PARKE DR, 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		236,535
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		324,545
SOH/AGL Deduction		0
ASSESSED VALUE		324,545
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		273,134
TOTAL JUST VALUE		324,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703990	REPAIR/RRF	8,250	06/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2848/1330	2/03/2026	LE	U	I	11	100
GRANTOR: CUNAT MARC NEIL & BRI						
GRANTEE: CUNAT LEONARD CZAR						
2291/1926	7/19/2019	WD	Q	I	01	252,000
GRANTOR: CURTIS DEBORAH A						
GRANTEE: CUNAT MARC NEIL & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 FSP=[YR=2011] N8 W12 S8 E12$ W29 S34
FGR=[YR=2004] S20 E20 N20 W20$ E20 S4 E6 FOP=[YR=2004] S4 E8
N4 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E13 N38$.

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	100	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	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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS