LOT 147
IN OR 2224/1229
FLORA PARKE 2B PB 6/255

REV LVG TRUST OF WILLIAM A WASTON/WATSON WILLIAM A
7821 DEERCREEK CLUB RD STE 200
JACKSONVILLE, FL 32256

**2026**

**25-2N-28-0550-0147-0000**

## BUILDING CHARACTERISTICS

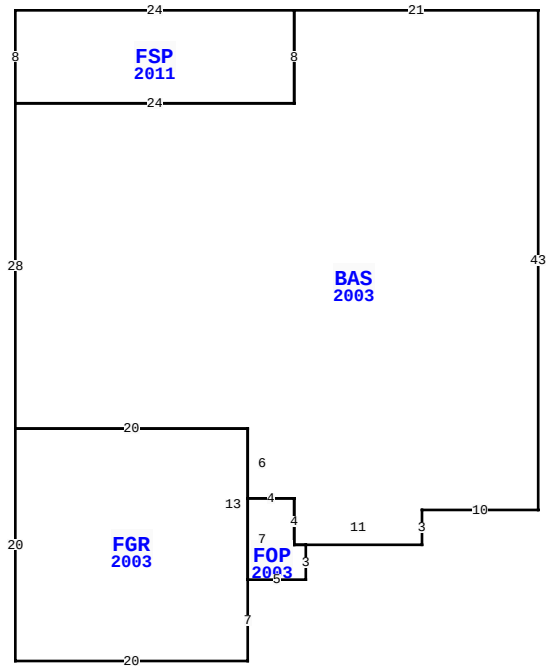
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,632 | 100 | 2003 | 1,632 | 195,882 |
| FGR | 400 | 55 | 2003 | 220 | 26,405 |
| FOP | 31 | 30 | 2003 | 9 | 1,080 |
| FSP | 192 | 40 | 2011 | 77 | 9,242 |
| TOTALS | 2,255 | | | 1,938 | 232,610 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,938 | 97.0200 | 134.86 | 261,359 | 2003 | 2003 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SNGL FAM 0% - 0 Heated Area: 1632 HX Base Yr




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

31175 GRASSY PARKE DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 232,610 |
| TOTAL MARKET OB/XF VALUE | 2,975 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 320,585 |
| SOH/AGL Deduction | 9,793 |
| ASSESSED VALUE | 310,792 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 310,792 |
| TOTAL JUST VALUE | 320,585 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 337,546 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2224/1229 | 8/30/2018 | WD | U | I | 11 | 100 |
| GRANTOR: WATSON WILLIAM A JR | | | | | | |
| GRANTEE: REVOCABLE LIVING TR | | | | | | |
| 1621/0907 | 5/28/2009 | WD | U | I | 11 | 100 |
| GRANTOR: NATIONAL RESIDENTIAL | | | | | | |
| GRANTEE: MACHNIK DARLENE L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W21 FSP=[YR=2011] W24 S8 E24 N8$ S8 W24 S28
FGR=[YR=2003] S20 E20 N7 FOP=[YR=2003] E5 N3 W1 N4 W4 S7$ N13
W20$ E20 S6 E4 S4 E11 N3 E10 N43$ .

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2003 | 2003 | 3 | 85 | 2,975 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,975

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