LOT 158
IN OR 2216/377
FLORA PARKE 2B PB 6/255

BRASIER RICHARD L/ZOOLE MIRIAM L
31180 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0158-0000

BUILDING CHARACTERISTICS

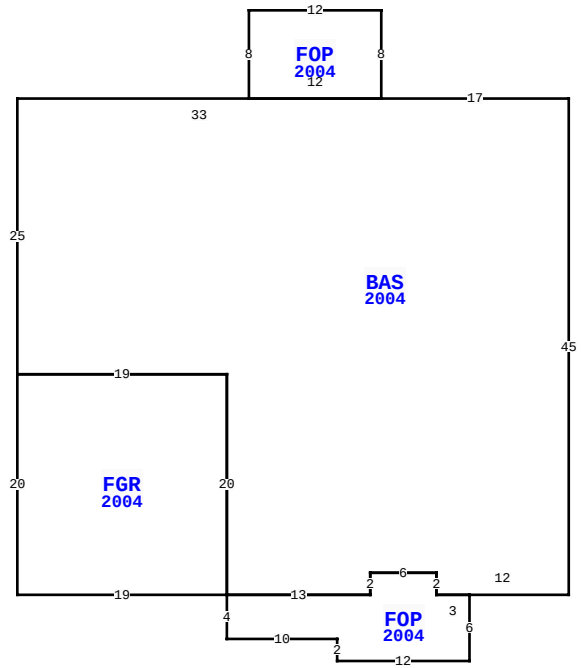
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,858	100	2004	1,858	228,135
FGR	380	55	2004	209	25,662
FOP	96	30	2004	29	3,561
FOP	124	30	2004	37	4,543
TOTALS	2,458			2,133	261,900

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,133	98.6958	137.19	292,626	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 0% - 0 Heated Area: 1858 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
INC DATE		AG DATE	

31180 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	261,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	346,900
SOH/AGL Deduction	1,202
ASSESSED VALUE	345,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,698
TOTAL JUST VALUE	346,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/0377	7/18/2018	WD	Q	I	01	237,000
GRANTOR: ANDERSON BRADLEY REED						
GRANTEE: BRASIER RICHARD L &						
2157/0656	11/08/2017	QC	U	I	11	57,700
GRANTOR: ANDERSON LAURA B F/K/						
GRANTEE: ANDERSON BRADLEY RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 FOP=[YR=2004] N8 W12 S8 E12$ W33 S25
FGR=[YR=2004] S20 E19 N20 W19$ E19 S20 FOP=[YR=2004] S4 E10
S2 E12 N6 W3 N2 W6 S2 W13$ E13 N2 E6 S2 E12 N45$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	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