LOT 159
FLORA PARKE 2B PB 6/255

PETERSON ANGELA MARIA L/E/
31178 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0159-0000

NASSAU COUNTY PROPERTY

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		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

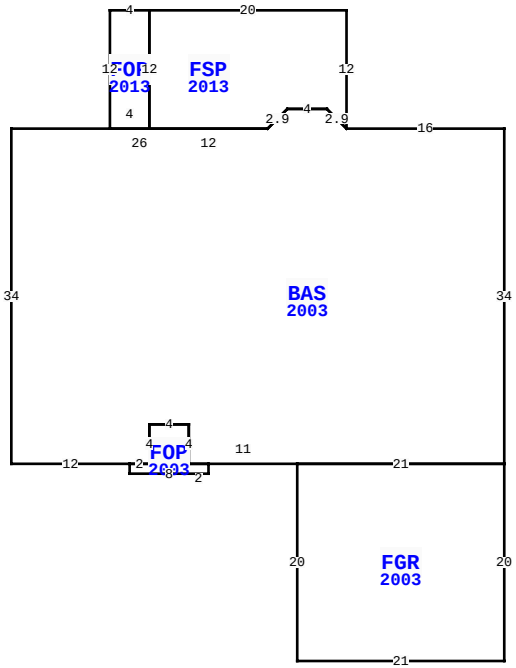
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	2003	1,696	201,706
FGR	420	55	2003	231	27,473
FOP	24	30	2003	7	832
FOP	48	30	2013	14	1,665
FSP	228	40	2013	91	10,822
TOTALS	2,416			2,039	242,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,039	96.1380	133.63	272,472	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2021 Heated Area: 1696 HX Base Yr 2021



31178 GRASSY PARKE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,500
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		330,475
SOH/AGL Deduction		118,239
ASSESSED VALUE		212,236
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		160,825
TOTAL JUST VALUE		330,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326997	REMODEL	0	12/01/2013
B1327985	ADDITION	15,800	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2869/1861	5/19/2026	LE	U	I	11	100
GRANTOR: PETERSON ANGELA MARIA						
GRANTEE: PETERSON ANGELA REV						
2367/0953	6/09/2020	WD	Q	I	01	258,000
GRANTOR: SCARBORO BRENDA G & J						
GRANTEE: PETERSON ANGELA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16FSP=[YR=2013] N12 W20 FOP=[YR=2013] W4 S12 E4 N12 $ S12 E12 U2 R2 E4 D2 R2 $ U2 L2 W4 D2 L2 W26 S34E12 FOP=[YR=2003] S1 E8 N1 W2 N4 W4 S4 W2$ E2 N4 E4 S4 E11 FGR=[YR=2003] S20 E21 N20 W21$ E21 N34$.

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	100	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	000134	C	RES POND	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