

STANLEY KAREN M/STANLEY GEORGE W
31174 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

25-2N-28-0550-0161-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

20

FACE BRICK 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

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

1,991

100

2002

1,991

218,152

FGR

520

55

2002

286

31,337

FOP

47

30

2002

14

1,534

FOP

172

30

2002

52

5,697

PTO

120

5

2002

6

657

TOTALS

2,850

2,349

257,378

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

1

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

2002

2002

3

84

2,940

LAND DESCRIPTION

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

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

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

BASE

NORM

% COND

0900

01

2,349

95.2560

132.41

311,031

2002

2002

0

0

0

17.25

82.75

1

SNGL FAM

100% - 2024

Heated Area: 1991

HX Base Yr 2024

PTO

2002

FOP

2002

BAS

2002

FOP

2002

FGR

2002

BLD DATE

REF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/08/2026

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2695/112

2/20/2024

QC

U

I

11

100

GRANTOR: STANLEY KAREN M

GRANTEE: STANLEY KAREN M

2691/425

1/26/2024

QC

U

I

11

100

GRANTOR: WILLIAMSON LINDA R

GRANTEE: STANLEY KAREN M

BUILDING NOTES

BAS=[YR=2002] W14 FOP=[YR=2002] N8 W23 PTO=[YR=2002] W15 S8 E15 N8\$ S8 E14 N2 E6 S2 E3\$ W3 N2 W6 S2 W32 S37 E14 FOP=[YR=2002] S3 E9 N3 W2 N4 W5 S4 W2\$ E2 N4 E5 S4 E12 FGR=[YR=2002] S22 E22 N26 W9 S4 W13\$ E13 N4 E9 N33\$.

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

257,378

TOTAL MARKET OB/XF VALUE

2,940

TOTAL LAND VALUE - MARKET

85,000

TOTAL MARKET VALUE

345,318

SOH/AGL Deduction

102,102

ASSESSED VALUE

243,216

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

191,805

TOTAL JUST VALUE

345,318

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

367,003