LOT 167
IN OR 1619/1544
FLORA PARKE 2B PB 6/255

GLICKMAN KIMBERLY
31072 GRASSY PARKE DRIVE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0167-0000

BUILDING CHARACTERISTICS

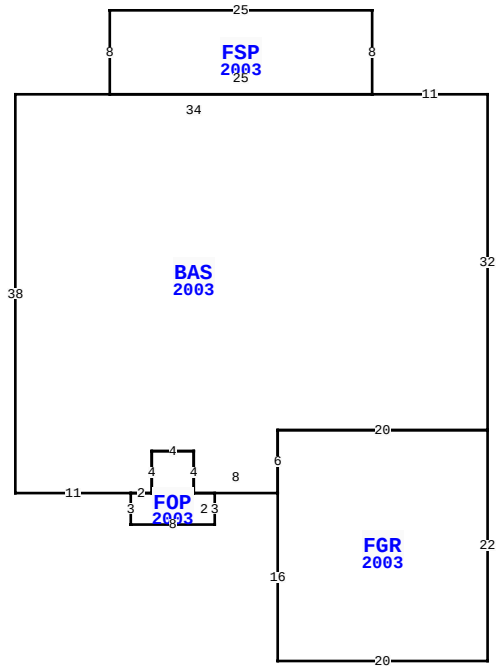
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,574	100	2003	1,574	188,920
FGR	440	55	2003	242	29,046
FOP	40	30	2003	12	1,440
FSP	200	40	2003	80	9,602
TOTALS	2,254			1,908	229,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,908	97.0200	134.86	257,313	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2004 Heated Area: 1574 HX Base Yr 2004



31072 GRASSY PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 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		229,009
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		316,984
SOH/AGL Deduction		142,238
ASSESSED VALUE		174,746
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,335
TOTAL JUST VALUE		316,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703580	REPAIR/RRF	12,000	06/01/2017
M17537	H/AC	0	08/01/2012
B0210246	NEW CONSTR	120,540	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1619/1544	11/29/2005	QC	Q	I	06	100
GRANTOR: GLICKMAN BRUCE S &						
GRANTEE: GLICKMAN KIMBERLY						
1112/0461	2/06/2003	WD	Q	I		137,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GLICKMAN BRUCE & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W11 FSP=[YR=2003] N8 W25 S8 E25 $ W34 S38 E11
FOP=[YR=2003] S3 E8 N3 W2 N4 W4 S4 W2 $ E2 N4 E4 S4 E8
FGR=[YR=2003] S16 E20 N22 W20 S6 $ N6 E20 N32$.

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