

LOT 4
IN OR 1798/931
FLORA PARKE #3 PB 6/402

MURDOCH FRANCIS J & JUDITH C
32076 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
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	2,137	100	2005	2,137	254,414
FGR	400	55	2005	220	26,192
FOP	63	30	2005	19	2,262
FOP	189	30	2005	57	6,786
TOTALS	2,789			2,433	289,653

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
3	0860	POOL/SPA	0 100	30	0	1.00	UT	50,000.00	50,000.00	100	2005
4	1121	CB 4"	0 100	37	3	111.00	SF	5.00	5.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,433	95.1678	132.28	321,837	2005	2005	0	0	0 10.00	90.00
1 SNGL FAM 100% - 2013 Heated Area: 2137 HX Base Yr 2013											
BLD DATE: 04/23/2025 MLU											

TOTAL OB/XF											
42,961											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										289,653	
TOTAL MARKET OB/XF VALUE										42,961	
TOTAL LAND VALUE - MARKET										85,000	
TOTAL MARKET VALUE										417,614	
SOH/AGL Deduction										194,503	
ASSESSED VALUE										223,111	
TOTAL EXEMPTION VALUE										51,411	
BASE TAXABLE VALUE										171,700	
TOTAL JUST VALUE										417,614	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										416,074	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14510	NEW CONSTR	2,000	03/01/2005
M09302	H/AC	0	02/01/2005
P09017	NEW CONSTR	0	02/01/2005
B14447	NEW CONSTR	158,902	02/01/2005
R07139	REPAIR/RRF	2,800	02/01/2005
B0515877	SWIM POOL	28,600	01/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1798/0931	6/18/2012	WD	Q	I	02	210,000			
GRANTOR: ROE DARREN C & JENNIE									
GRANTEE: MURDOCH FRANCIS J &									
1326/1484	6/17/2005	WD	Q	I		244,900			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: ROE DARREN C & JENN									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W14 FOP=[YR=2005] N5 W21 S9 E21 N4 \$ S4 W21 N4 W14 S47 E11 FOP=[YR=2005] S6 E9 N3 W1 N5 W6 S2 W2 \$ E2 N2 E6 S5 E10 FGR=[YR=2005] S12 E20 N20 W20 S8 \$ N8 E20 N42\$.											