LOT 5
IN OR 1506/1022
FLORA PARKE #3 PB 6/402

FEHRMAN JOHN
32088 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0005-0000

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	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

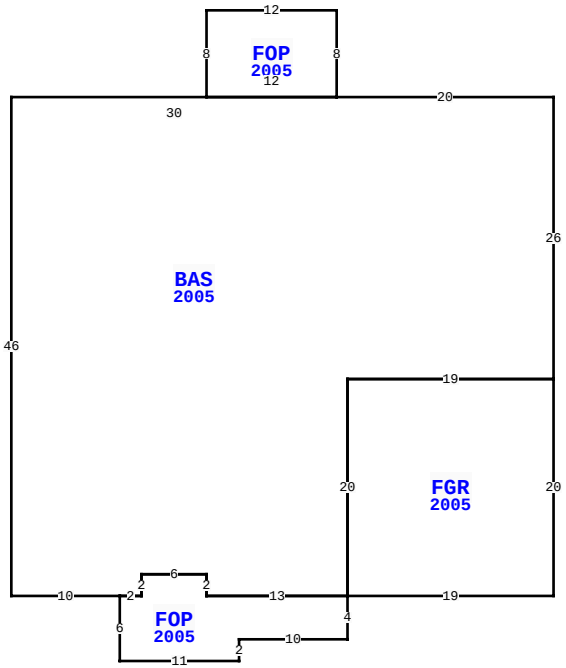
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	2005	1,908	227,374
FGR	380	55	2005	209	24,907
FOP	96	30	2005	29	3,456
FOP	118	30	2005	35	4,171
TOTALS	2,502			2,181	259,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,181	95.2560	132.41	288,786	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2008 Heated Area: 1908 HX Base Yr 2008



32088 GRAND PARKE BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,907
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		347,952
SOH/AGL Deduction		161,107
ASSESSED VALUE		186,845
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,434
TOTAL JUST VALUE		347,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1705236	H/AC	0	08/01/2017
B13604	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1506/1022	6/19/2007	WD	Q	I		231,000
GRANTOR: ULMER JAMES R &						
GRANTEE: FEHRMAN JOHN						
1296/1748	2/22/2005	WD	Q	I		189,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ULMER JAMES R & SAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 FOP=[YR=2005] N8 W12 S8 E12 $ W30 S46 E10 FOP=[YR=2005] S6 E11 N2 E10 N4 FGR=[YR=2005] E19 N20 W19 S20 $ W13 N2 W6 S2 W2 $ E2 N2 E6 S2 E13 N20 E19 N26$.

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	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	000100	C	RES	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