LOT 6
FLORA PARKE #3 PB 6/402

PETERSON MARK & SARAH
32106 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0006-0000

BUILDING CHARACTERISTICS

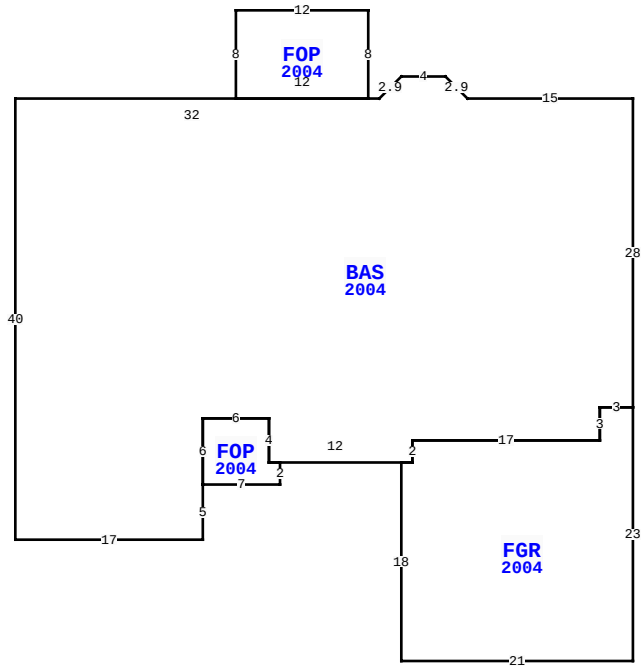
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,906	100	2004	1,906	246,788
FGR	427	55	2004	235	30,427
FOP	38	30	2004	11	1,424
FOP	96	30	2004	29	3,755
TOTALS	2,467			2,181	282,395

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	104.0760	144.67	315,525	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2021 Heated Area: 1906 HX Base Yr 2021



32106 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		282,395
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		370,405
SOH/AGL Deduction		103,208
ASSESSED VALUE		267,197
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		215,786
TOTAL JUST VALUE		370,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327431	NEW DOORS	2,207	07/15/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/1669	11/28/2020	WD	Q	I	02	305,000
GRANTOR: FOGEL PAUL M & DONNA						
GRANTEE: PETERSON MARK & SAR						
2056/0534	6/30/2016	WD	Q	I	01	245,000
GRANTOR: NELSON RITA						
GRANTEE: FOGEL PAUL M & DONN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W15 U2 L2 W4 D2 L2 W1 FOP=[YR=2004] N8 W12 S8 E12$ W32 S40 E17 N5 FOP=[YR=2004] E7 N2 W1 N4 W6 S6$ N6 E6 S4 E12 FGR=[YR=2004] S18 E21 N23 W3 S3 W17 S2 W1$ E1 N2 E17 N3 E3 N28$.

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	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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