LOT 11
FLORA PARKE #3 PB 6/402

BRENNER JOSEPH W/BRENNER RICHARD J ET AL
32188 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0011-0000

BUILDING CHARACTERISTICS

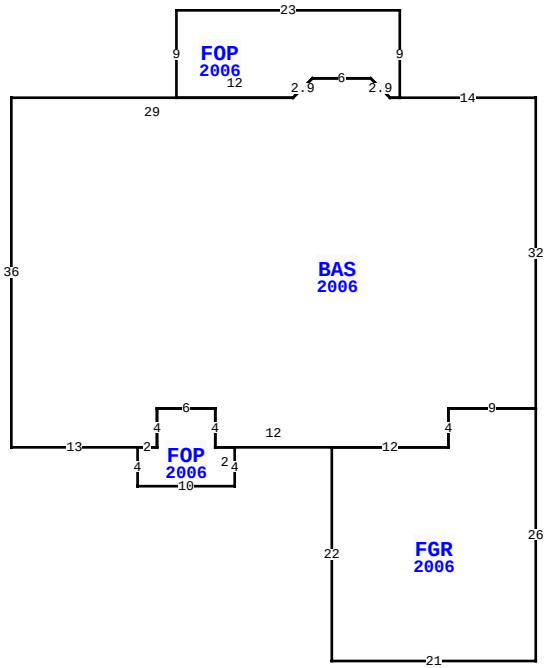
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,900	100	2006	1,900	235,898
FGR	498	55	2006	274	34,019
FOP	64	30	2006	19	2,359
FOP	191	30	2006	57	7,077
TOTALS	2,653			2,250	279,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,250	98.6958	137.19	308,678	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2021 Heated Area: 1900 HX Base Yr 2021



32188 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		279,354
TOTAL MARKET OB/XF VALUE		1,760
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		366,114
SOH/AGL Deduction		108,731
ASSESSED VALUE		257,383
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,972
TOTAL JUST VALUE		366,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809611	FGR DOOR	1,236	12/01/2018
M1704296	H/AC	0	07/01/2017
M10603	H/AC	0	11/01/2005
E15900	NEW CONSTR	2,000	10/01/2005
B16144	NEW CONSTR	144,154	09/01/2005
P10097	NEW CONSTR	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2340/0438	2/14/2020	WD	Q	I	01	250,000
GRANTOR: HARTUNG JAMES						
GRANTEE: BRENNER JOSEPH & RI						
2326/1258	12/19/2019	QC	U	I	11	100
GRANTOR: HARTUNG JAMES & KAREN						
GRANTEE: HARTUNG JAMES J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FOP=[YR=2006] N9 W23 S9 E12 U2 R2 E6 D2 R2 E1$ W1 L2 U2 W6 L2 D2 W29 S36 E13 FOP=[YR=2006] S4 E10 N4 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E12 FGR=[YR=2006] S22 E21 N26 W9 S4 W12$ E12 N4 E9 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	

LAND DESCRIPTION

TOTAL OB/XF 1,760

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