LOT 12
FLORA PARKE #3 PB 6/402

ZOOLE MIRIAM/BRASIER RICHARD
32206 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0012-0000

BUILDING CHARACTERISTICS

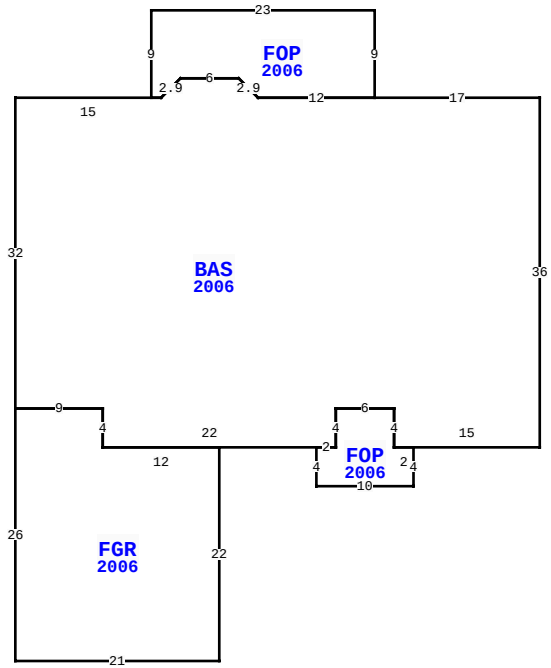
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 0% - 0 Heated Area: 1900 HX Base Yr



32206 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	7,267
ASSESSED VALUE	358,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,847
TOTAL JUST VALUE	366,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	387,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10777	H/AC	0	12/01/2005
C16475	CO ISSUED	136,765	11/01/2005
B16475	NEW CONSTR	136,765	11/01/2005
E16163	NEW CONSTR	2,000	11/01/2005
P10318	NEW CONSTR	0	11/01/2005
R08500	REPAIR/RRF	2,800	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/1821	3/29/2021	QC	U	I	11	59,300
GRANTOR: ZOOLE MIRIAM L & RICH						
GRANTEE: ZOOLE MIRIAM L & RI						
2238/0045	11/09/2018	WD	Q	I	01	230,000
GRANTOR: CLARK WILLIAM D SR &						
GRANTEE: ZOOLE MIRIAM L & RI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 FOP=[YR=2006] N9 W23 S9 E1 R2 U2 E6 R2 D2 E12$ W12 U2 L2 W6 D2 L2 W15 S32 FGR=[YR=2006] S26 E21 N22 W12 N4 W9$ E9 S4 E22 FOP=[YR=2006] S4 E10 N4 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E15 N36$.

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	0	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	0		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