LOT 37
IN OR 1682/1095
FLORA PARKE #3 PB 6/402

BREWER JEFFREY & SAMANTHA C
32377 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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

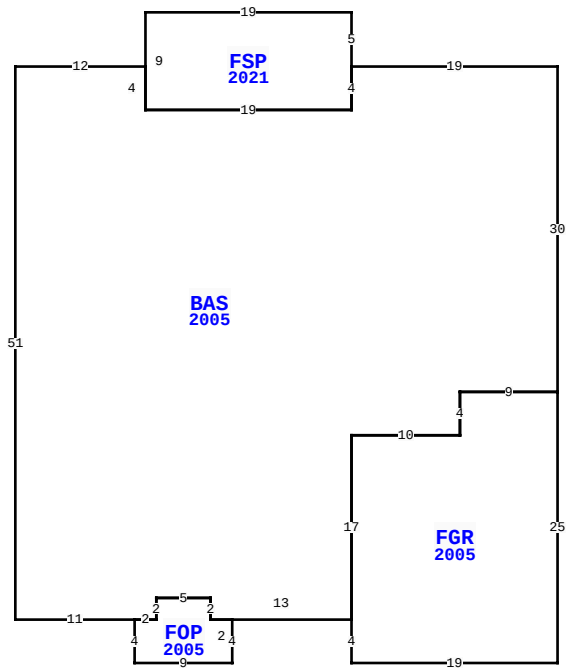
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,105	100	2005	2,105	243,267
FGR	435	55	2005	239	27,620
FOP	46	30	2005	14	1,618
FSP	171	40	2021	68	7,858
TOTALS	2,757			2,426	280,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,426	97.8138	135.96	329,839	2005	2005	0	0	0	15.00	85.00

1 SNGL FAM 100% - 2011 Heated Area: 2105 HX Base Yr 2011



32377 GRAND PARKE BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,363
TOTAL MARKET OB/XF VALUE		41,740
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		407,103
SOH/AGL Deduction		166,672
ASSESSED VALUE		240,431
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		189,020
TOTAL JUST VALUE		407,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106221	SWIM POOL	62,000	05/14/2021
B1809387	WINDOWS + SLIDE D	13,943	09/14/2018
M0509932	H/AC	0	06/01/2005
P0509564	OTHER	0	06/01/2005
E0515166	ELEC OTHER	2,000	06/01/2005
R0507674	REPAIR/RRF	2,800	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1682/1095	6/07/2010	WD	U	I	12	190,000
GRANTOR: HARTER GEORGE P & CAR						
GRANTEE: BREWER JEFFREY & SA						
1361/0001	10/24/2005	WD	Q	I		263,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HARTER GEORGE P & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 FSP=[YR=2021] N5 W19 S9 E19 N4$ S4 W19 N4 W12 S51 E11 FOP=[YR=2005] S4 E9 N4 W2 N2 W5 S2 W2$ E2 N2 E5 S2 E13 FGR=[YR=2005] S4 E19 N25 W9 S4 W10 S17$ N17 E10 N4 E9 N30$.

EXTRA FEATURES

L N	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	2005	2005	3	87	1,740	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2021	2021	03	100	40,000	

LAND DESCRIPTION

TOTAL OB/XF 41,740

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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