LOT 38
FLORA PARKE #3 PB 6/402

BOUTIN DAVID M
32361 GRAND PARKE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0038-0000

BUILDING CHARACTERISTICS

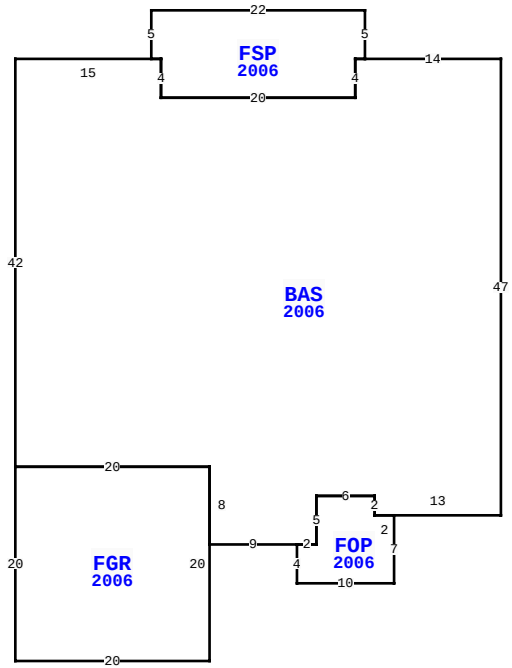
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,191	100	2006	2,191	274,566
FGR	400	55	2006	220	27,569
FOP	76	30	2006	23	2,882
FSP	190	40	2006	76	9,524
TOTALS	2,857			2,510	314,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,510	99.6192	138.47	347,560	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2021 Heated Area: 2191 HX Base Yr 2021



32361 GRAND PARKE BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		314,542
TOTAL MARKET OB/XF VALUE		1,760
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		401,302
SOH/AGL Deduction		165,914
ASSESSED VALUE		235,388
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		183,977
TOTAL JUST VALUE		401,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10788	H/AC	0	12/01/2005
C16536	CO ISSUED	158,902	11/01/2005
B16536	NEW CONSTR	158,902	11/01/2005
E16164	NEW CONSTR	2,000	11/01/2005
P10344	NEW CONSTR	0	11/01/2005
R08541	REPAIR/RRF	2,800	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2341/0523	2/14/2020	DG	U	I	30	100
GRANTOR: BOUTIN JOSEPH E A						
GRANTEE: BOUTIN DAVID M						
2325/0449	12/13/2019	WD	Q	I	01	280,000
GRANTOR: WILBURN JOSEPH E & AN						
GRANTEE: BOUTIN JOSEPH E A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] N47 W14 W1 S4 W20 N4 W15 S42 E20 S8 E9 E2 N5 E6 S2 E13 $
FGR=[YR=2006;ORIG=-50,-5] S20 E20 N20 W20 $
FSP=[YR=2006;ORIG=-14,-47] N5 W22 S5 E1 S4 E20 N4 E1 $
FOP=[YR=2006;ORIG=-21,3] S4 E10 N7 W2 N2 W6 S5 W2 $
.

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 05/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS