

LOT 42
IN OR 1543/1169
FLORA PARKE #3 PB 6/402

MCGILL SEAN P/BAIR TIFINI
32297 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0042-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	16	WD FR STUC 90								0900	01	2,377	95.1678	132.28	314,430	2004	2004	0	0	0	10.50	89.50	VALUATION BY																				
Exterior Wall	21	STONE 10								1 SNGL FAM 100% - 2008										Heated Area: 2062										HX Base Yr 2008													
Roof Structure	03	GABLE/HIP 100																		Tax Group: 4										Tax Dist:													
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										281,415													
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										4,462													
Interior Floor	14	CARPET 70																		TOTAL LAND VALUE - MARKET										85,000													
Interior Floor	08	SHT VINYL 30																		TOTAL MARKET VALUE										370,877													
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										163,759													
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										207,118													
Bedrooms	3	100																		TOTAL EXEMPTION VALUE										HX HB 51,411													
Bathrooms	2	100																		BASE TAXABLE VALUE										155,707													
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										370,877													
Stories	1.	1. 100								NCON VALUE										0																							
Units	0	100								INCOME VALUE																																	
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										396,345																							
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	2,062	100	2004	2,062	244,121																																						
FGR	420	55	2004	231	27,349																																						
FOP	56	30	2004	17	2,013																																						
FOP	168	30	2004	50	5,920																																						
PTO	336	5	2007	17	2,013																																						
TOTALS																						3,042			2,377	281,415																	
EXTRA FEATURES																						32297 GRAND PARKE BLVD, FERNANDINA BEACH																					
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010																											
5	0911	SCRN RM A	0	100	16	21	336.00	SF	18.00	18.00	100	2007	2007	3	24	1,452																											
TOTAL OB/XF																						4,462																					
LAND DESCRIPTION																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																																											