LOT 43
IN OR 1498/1312
FLORA PARKE #3 PB 6/402

SCOTT BRUCE
32283 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

**2026**

**25-2N-28-0551-0043-0000**

## BUILDING CHARACTERISTICS

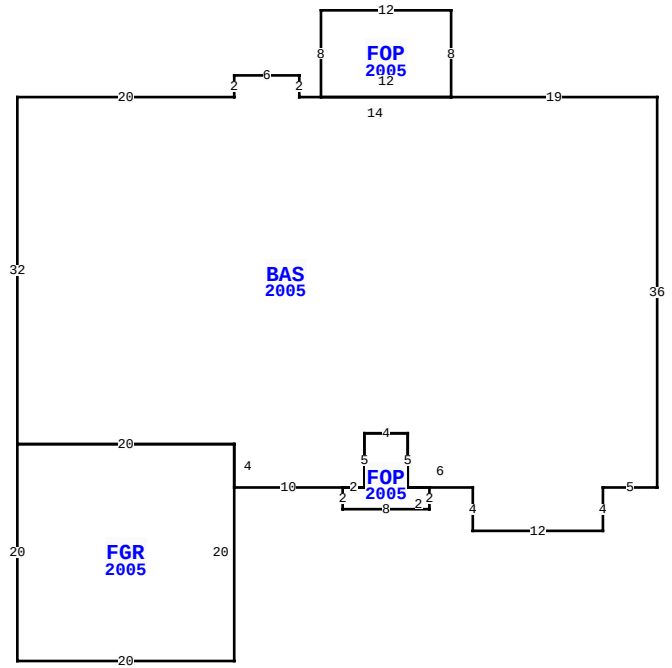
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,084 | 100 | 2005 | 2,084 | 268,811 |
| FGR | 400 | 55 | 2005 | 220 | 28,377 |
| FOP | 36 | 30 | 2005 | 11 | 1,419 |
| FOP | 96 | 30 | 2005 | 29 | 3,740 |
| TOTALS | 2,616 | | | 2,344 | 302,348 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,344 | 103.1058 | 143.32 | 335,942 | 2005 | 2005 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SNGL FAM 100% - 2017 Heated Area: 2084 HX Base Yr




32283 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 | | 302,348 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 387,348 |
| SOH/AGL Deduction | | 134,545 |
| ASSESSED VALUE | | 252,803 |
| TOTAL EXEMPTION VALUE | 13 | 252,803 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 387,348 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 412,252 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E14817 | ELEC OTHER | 2,000 | 04/01/2005 |
| M09639 | MECH OTHER | 0 | 04/01/2005 |
| B14782 | NEW CONSTR | 154,503 | 03/01/2005 |
| P09215 | OTHER | 0 | 03/01/2005 |
| R07351 | REPAIR/RRF | 2,800 | 03/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1498/1312 | 5/11/2007 | WD | Q | I | | 260,000 |
| GRANTOR: CHARKATZ HARRY & SUSA | | | | | | |
| GRANTEE: SCOTT BRUCE | | | | | | |
| 1359/0872 | 10/18/2005 | WD | Q | I | | 263,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: CHARKATZ HARRY & SU | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W19 FOP=[YR=2005] N8 W12 S8 E12$ W14 N2 W6 S2 W20 S32 FGR=[YR=2005] S20 E20 N20 W20$ E20 S4 E10 FOP=[YR=2005] S2 E8 N2 W2 N5 W4 S5 W2$ E2 N5 E4 S5 E6 S4 E12 N4 E5 N36$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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