

LOT 46
IN OR 1978/1818
FLORA PARKE #3 PB 6/402

WOMBLE ROBERT M JR/FERNANDEZ JILA E
CMR 422 BOX 1485
APO, AE 09067

2026

25-2N-28-0551-0046-0000



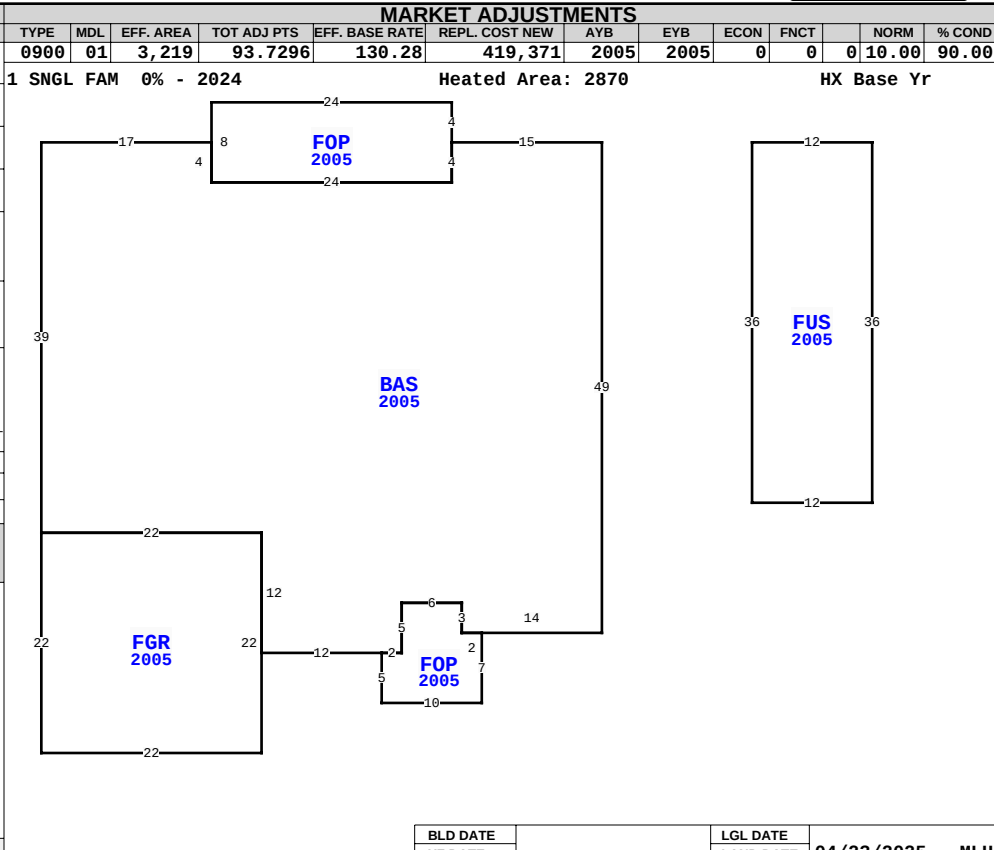
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,438	100	2005	2,438	285,861
FGR	484	55	2005	266	31,189
FOP	84	30	2005	25	2,931
FOP	192	30	2005	58	6,800
FUS	432	100	2005	432	50,653
TOTALS	3,630			3,219	377,434

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005
4	0911	SCRN RM A	0	0	8 24	192.00	SF	18.00	18.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT	1.00



32245 GRAND PARKE BLVD, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	377,434		
TOTAL MARKET OB/XF VALUE	2,569		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	465,003		
SOH/AGL Deduction	0		
ASSESSED VALUE	465,003		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	465,003		
TOTAL JUST VALUE	465,003		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	497,029		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615467	REPAIR/RRF	8,000	11/07/2016
B17758	SCRN LANAI	6,788	10/31/2006
E14810	ELEC OTHER	2,000	04/01/2005
M09636	MECH OTHER	0	04/01/2005
R07506	REPAIR/RRF	2,800	04/01/2005
P09353	OTHER	0	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1978/1818	5/05/2015	WD	Q	I	02	265,000
GRANTOR: ICE CHRISTINA B						
GRANTEE: WOMBLE ROBERT M JR						
1755/1778	9/09/2011	WD	U	I	40	185,000
GRANTOR: SAGER ERIC M & MOIRA						
GRANTEE: ICE CHRISTINA B						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W15 FOP=[YR=2005] N4 W24 S8 E24 N4 \$ S4 W24 N4 W17 S39 FGR=[YR=2005] S22 E22 N22 W22 \$ E22 S12 E12 FOP=[YR=2005] S5 E10 N7 W2 N3 W6 S5 W2 \$ E2 N5 E6 S3 E14 N49 \$ PTR= E15 FUS=[YR=2005] E12 S36 W12 N36 \$ W15 \$.											