LOT 47
IN OR 1906/1021
FLORA PARKE #3 PB 6/402

FLORIT GABRIEL P
32229 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0047-0000

BUILDING CHARACTERISTICS

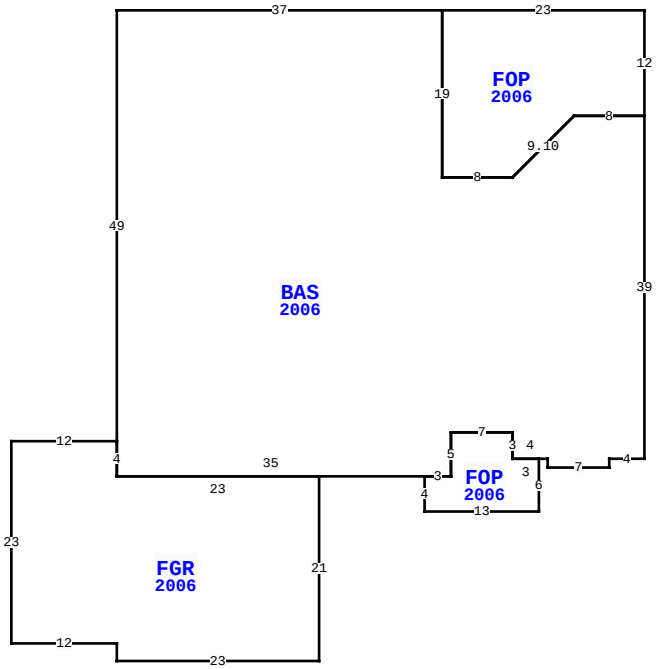
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,766	100	2006	2,766	330,752
FGR	759	55	2006	417	49,864
FOP	93	30	2006	28	3,349
FOP	357	30	2006	107	12,795
TOTALS	3,975			3,318	396,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,318	95.0544	132.13	438,407	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2015 Heated Area: 2766 HX Base Yr 2015



32229 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		396,758
TOTAL MARKET OB/XF VALUE		58,981
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		540,739
SOH/AGL Deduction		209,958
ASSESSED VALUE		330,781
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		274,370
TOTAL JUST VALUE		540,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1704286	H/AC	0	07/01/2017
B19271	XFOB	10,000	01/01/2007
B19192	SWIM POOL	24,000	12/01/2006
M11362	H/AC	0	04/01/2006
C17219	CO ISSUED	202,216	02/01/2006
E16835	NEW CONSTR	2,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1906/1021	3/07/2014	WD	Q	I	01	275,600
GRANTOR: OHLENDORF WILLIAM R S						
GRANTEE: FLORIT GABRIEL P						
1435/0616	8/07/2006	WD	Q	I		386,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: OHLENDORF WILLIAM R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N39 FOP=[YR=2006] N12 W23 S19 E8 U7 R7 E8$ W8 D7 L7 W8 N19 W37 S49 FGR=[YR=2006] W12 S23 E12 S2 E23 N21 W23 N4$S4 E35 FOP=[YR=2006] S4 E13 N6 W3N3W7S5W3$ E3N5E7S3E4S1E7N1E4$.

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	
5	0911	SCRN RM A	0	100	30	48	1,440.00	SF	18.00	18.00	100	2007	2007	3	24	6,221	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2007	2007	05	85	51,000	

LAND DESCRIPTION

TOTAL OB/XF 58,981

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 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