LOT 49
FLORA PARKE #3 PB 6/402

GIUFFREDA RICHARD ALLEN & KRISTI LYNN
32189 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0049-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

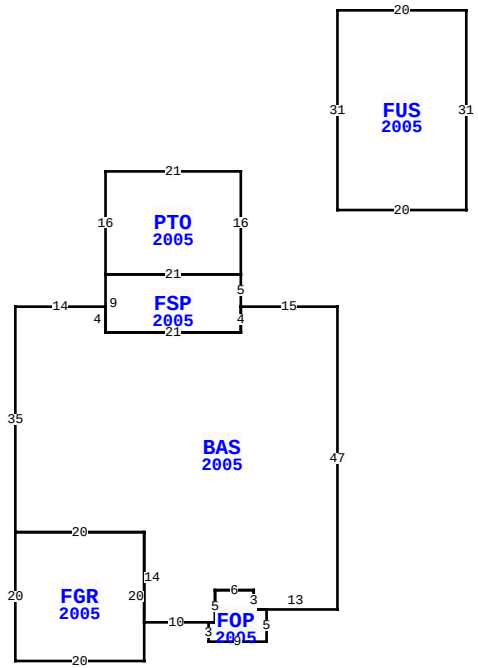
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100	2005	2,030	236,121
FGR	400	55	2005	220	25,590
FOP	61	30	2005	18	2,093
FSP	189	40	2005	76	8,840
FUS	620	100	2005	620	72,116
PTO	336	5	2005	17	1,977
TOTALS	3,636			2,981	346,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,981	92.9754	129.24	385,264	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 0% - 2024 Heated Area: 2650 HX Base Yr



32189 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	346,738
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	434,783
SOH/AGL Deduction	0
ASSESSED VALUE	434,783
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	434,783
TOTAL JUST VALUE	434,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	465,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13396	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2866/1920	5/01/2026	WD	Q	I	01	480,000
GRANTOR: RYKACZEWSKI BRIAN & L						
GRANTEE: GIUFFREDA RICHARD A						
2674/387	10/02/2023	WD	Q	I	01	450,000
GRANTOR: ANGEL ALETA J ET AL						
GRANTEE: RYKACZEWSKI BRIAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 FSP=[YR=2005] N5 PTO=[YR=2005] N16 W21 S16 E21$ W21 S9 E21 N4$ S4 W21 N4 W14 S35 FGR=[YR=2005] S20 E20 N20 W20$ E20 S14 E10 FOP=[YR=2005] S3 E9 N5 W2 N3 W6 S5 W1$ E1 N5 E6 S3 E13 N47$ PTR=N15 FUS=[YR=2005] N31 E20 S31 W20$ S15$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	0		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