LOT 56
IN OR 2193/1311
FLORA PARKE #3 PB 6/402

KRAMER DONNA MARIE
32105 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0056-0000

BUILDING CHARACTERISTICS

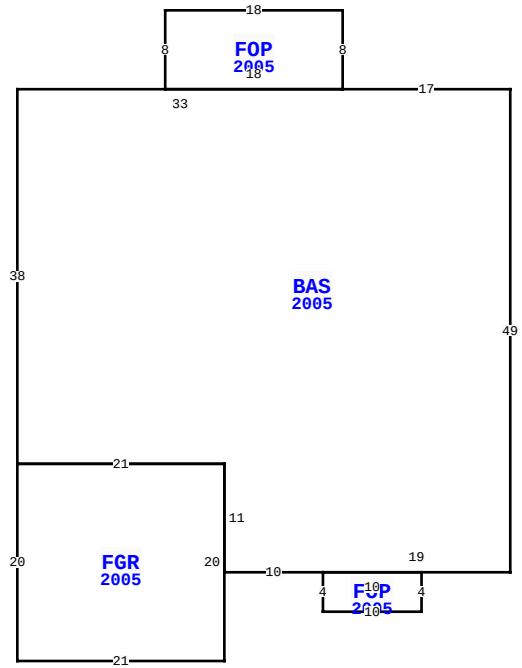
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,219	100	2005	2,219	262,639
FGR	420	55	2005	231	27,341
FOP	40	30	2005	12	1,420
FOP	144	30	2005	43	5,090
TOTALS	2,823			2,505	296,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,505	94.6080	131.51	329,433	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2019 Heated Area: 2219 HX Base Yr 2019



32105 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		296,490
TOTAL MARKET OB/XF VALUE		59,799
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		441,289
SOH/AGL Deduction		145,942
ASSESSED VALUE		295,347
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		238,936
TOTAL JUST VALUE		441,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25859	REPAIR/RRF	2,600	03/01/2012
B19270	ADDITION	9,728	01/01/2007
B18789	SWIM POOL	29,000	11/01/2006
B13920	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/1311	4/27/2018	WD	Q	I	01	320,000
GRANTOR: BUSH LISA N & EDITH M						
GRANTEE: KRAMER ROBERT ALLAN						
1866/0248	7/01/2013	WD	Q	I	01	290,000
GRANTOR: PATTERSON TRACY L II						
GRANTEE: BUSH LISA N & EDITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W17 FOP=[YR=2005] N8 W18 S8 E18$ W33 S38 FGR=[YR=2005] S20 E21 N20 W21$ E21 S11 E10 FOP=[YR=2005] S4 E10 N4 W10$ E19 N49$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
4	0911	SCRN RM A	0	100	0	0	1,332.00	SF	18.00	18.00	100	2007	2007	3	24	5,754	
5	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 59,799

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