LOT 57
FLORA PARKE #3 PB 6/402

GALL MARGARET T L/E/
32075 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0057-0000

BUILDING CHARACTERISTICS

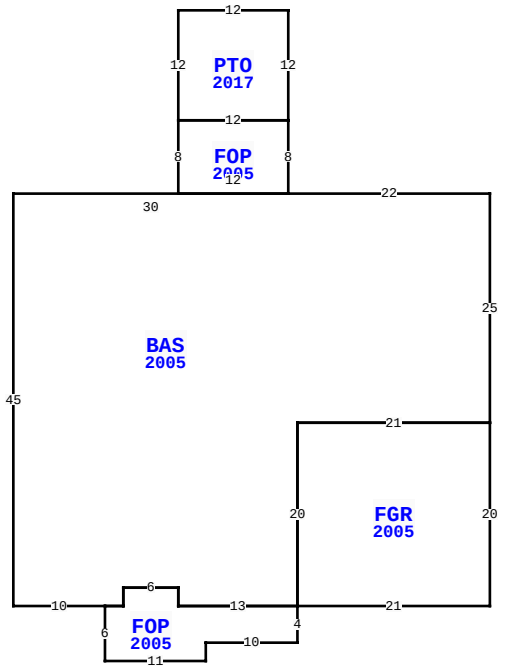
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,908	100	2005	1,908	241,043
FGR	420	55	2005	231	29,183
FOP	96	30	2005	29	3,664
FOP	118	30	2005	35	4,422
PTO	144	5	2017	7	885
TOTALS	2,686			2,210	279,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,210	100.9890	140.37	310,218	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2018 Heated Area: 1908 HX Base Yr 2018



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/23/2025 MLU
AG DATE	

32075 GRAND PARKE BLVD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	279,196
TOTAL MARKET OB/XF VALUE	570
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	364,766
SOH/AGL Deduction	166,361
ASSESSED VALUE	198,405
TOTAL EXEMPTION VALUE	HX HB WX SX 106,411
BASE TAXABLE VALUE	91,994
TOTAL JUST VALUE	364,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17787	ADDITION	5,875	10/31/2006
E15313	ELEC OTHER	2,000	07/01/2005
M09982	MECH OTHER	0	07/01/2005
P0509664	OTHER	0	06/01/2005
R0507796	REPAIR/RRF	2,800	06/01/2005
B0515463	NEW CONSTR	136,798	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/1587	6/21/2021	QC	U	I	11	100
GRANTOR: GALL MARGARET T						
GRANTEE: RAHBERG LESLIE						
2142/0749	8/24/2017	WD	Q	I	01	255,000
GRANTOR: WEINGARTNER GARY J &						
GRANTEE: GALL MARGARET T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 FOP=[YR=2005] N8 PTO=[YR=2017] N12 W12 S12 E12$ W12 S8 E12$ W30 S45 E10 FOP=[YR=2005] S6 E11 N2 E10 N4 W13 N2 W6 S2 W2$ E2 N2 E6 S2 E13 FGR=[YR=2005] E21 N20 W21 S20$ N20 E21 N25$.

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
2	0911	SCRN RM A	0	100	12	12	144.00	SF	18.00	18.00	100	2006	2006	3	22	570	

LAND DESCRIPTION

TOTAL OB/XF 570

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