LOT 59
IN OR 1571/955
FLORA PARKE #3 PB 6/402

FERREIRA MELANIE J REVOC TRUST/FERREIRA MELANIE J
32035 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0059-0000

BUILDING CHARACTERISTICS

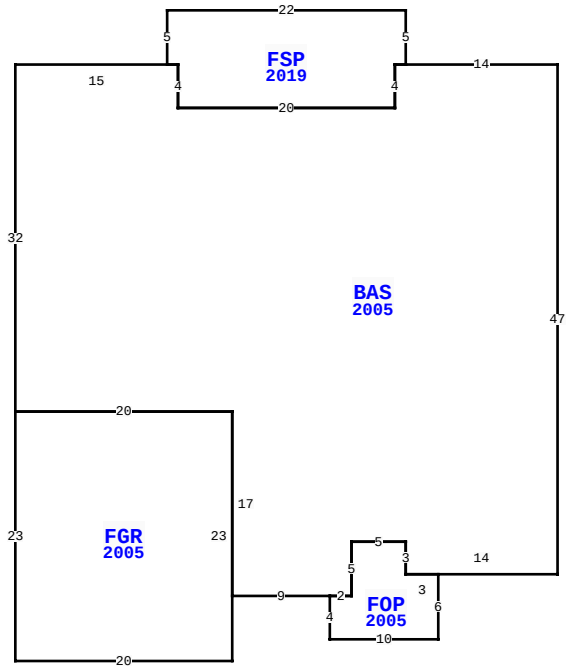
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,977	100	2005	1,977	246,059
FGR	460	55	2005	253	31,488
FOP	71	30	2005	21	2,614
FSP	190	40	2019	76	9,459
TOTALS	2,698			2,327	289,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,327	99.4896	138.29	321,801	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2006 Heated Area: 1977 HX Base Yr 2006



32035 GRAND PARKE BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,621
TOTAL MARKET OB/XF VALUE		1,740
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		376,361
SOH/AGL Deduction		170,362
ASSESSED VALUE		205,999
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		154,588
TOTAL JUST VALUE		376,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15905	ELEC OTHER	2,000	10/01/2005
M10408	MECH OTHER	0	10/01/2005
P09976	OTHER	0	09/01/2005
R08160	REPAIR/RRF	2,800	08/01/2005
B15945	NEW CONSTR	148,298	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/0955	6/12/2008	WD	Q	I	01	100
GRANTOR: FERREIRA MELANIE J						
GRANTEE: FERREIRA MELANIE J						
1378/0001	12/30/2005	WD	Q	I		252,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FERREIRA MELANIE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 FSP=[YR=2019] N5 W22 S5 E1 S4 E20 N4 E1 $ W1 S4 W20 N4 W15 S32 FGR=[YR=2005] S23 E20 N23 W20 $ E20 S17 E9 FOP=[YR=2005] S4 E10 N6 W3 N3 W5 S5 W2 $ E2 N5 E5 S3 E14 N47 $.

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
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	87	1,740	

LAND DESCRIPTION

TOTAL OB/XF 1,740

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