

LOT 84
IN OR 1832/338
FLORA PARKE #3 PB 6/402

KOLEMBA GREGORY J & JENNIFER A
32374 GRANDE PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0084-0000



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	14	CARPET 70			
Interior Floo	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
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	2,397	100	2012	2,397	289,652
FGR	670	55	2012	368	44,469
FOP	68	30	2012	20	2,417
FSP	200	40	2016	80	9,667
TOTALS	3,335			2,865	346,205

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,865	92.9754	129.24	370,273	2012	2012	0	0	6.50	93.50
1 SNGL FAM		100% - 2013		Heated Area: 2397				HX Base Yr 2013			
The floor plan diagram illustrates a building layout with several distinct areas and their dimensions. The areas are labeled as follows: BAS 2012: A large central rectangular area with a width of 40 and a height of 47. FSP 2016: A rectangular area at the top with a width of 25 and a height of 8. FOP 2012: A small rectangular area at the bottom left with a width of 6 and a height of 2.4. FGR 2012: A rectangular area at the bottom right with a width of 30 and a height of 21. Dimensions for various sections and connections are also provided: - Top section: 25 (width), 8 (height), 25 (width), 8 (height). - Left section: 40 (width), 47 (height), 15 (width), 37 (height). - Bottom left section: 15 (width), 2.4 (height), 6 (width), 2.4 (height), 10 (width), 11 (height). - Bottom right section: 20 (width), 12 (height), 30 (width), 21 (height), 10 (width), 2 (height), 20 (width), 11 (height).											
				BLD DATE				LGL DATE			
				XF DATE				LAND DATE		04/08/2026	
				INC DATE				AG DATE		MLU	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				346,205	
TOTAL MARKET OB/XF VALUE				56,536	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				487,741	
SOH/AGL Deduction				205,939	
ASSESSED VALUE				281,802	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				230,391	
TOTAL JUST VALUE				487,741	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				496,937	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B170915	SWIM POOL	40,000	03/01/2017
B26239	CO ISSUED	0	12/19/2012
E25317	NEW CONSTR	0	08/01/2012
E25333	NEW CONSTR	0	08/01/2012
P16048	NEW CONSTR	0	08/01/2012
B26239	NEW CONSTR	267,711	08/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1832/0338	12/20/2012	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					255,500
GRANTEE: KOLEMBA GREGORY J J					
1316/1604	5/11/2005	WD	U	V	19
GRANTOR: FLORA PARKE DEVELOPME					45,000
GRANTEE: SEDA CONSTRUCTION C					

EXTRA FEATURES							32374 GRAND PARKE BLVD, FERNANDINA BEACH							INC DATE		AG DATE	
L N	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	2012	2012	3	94	3,290	
3	0911	SCRN RM A	0	100	0	0	1,210.00	SF	18.00	18.00	100	2017	2017	3	70	15,246	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2017	2017	03	95	38,000	