

LOT 87
IN OR 1462/1618
FLORA PARKE #3 PB 6/402

YOUNG KENNETH H & GLENDA M
32330 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0087-0000



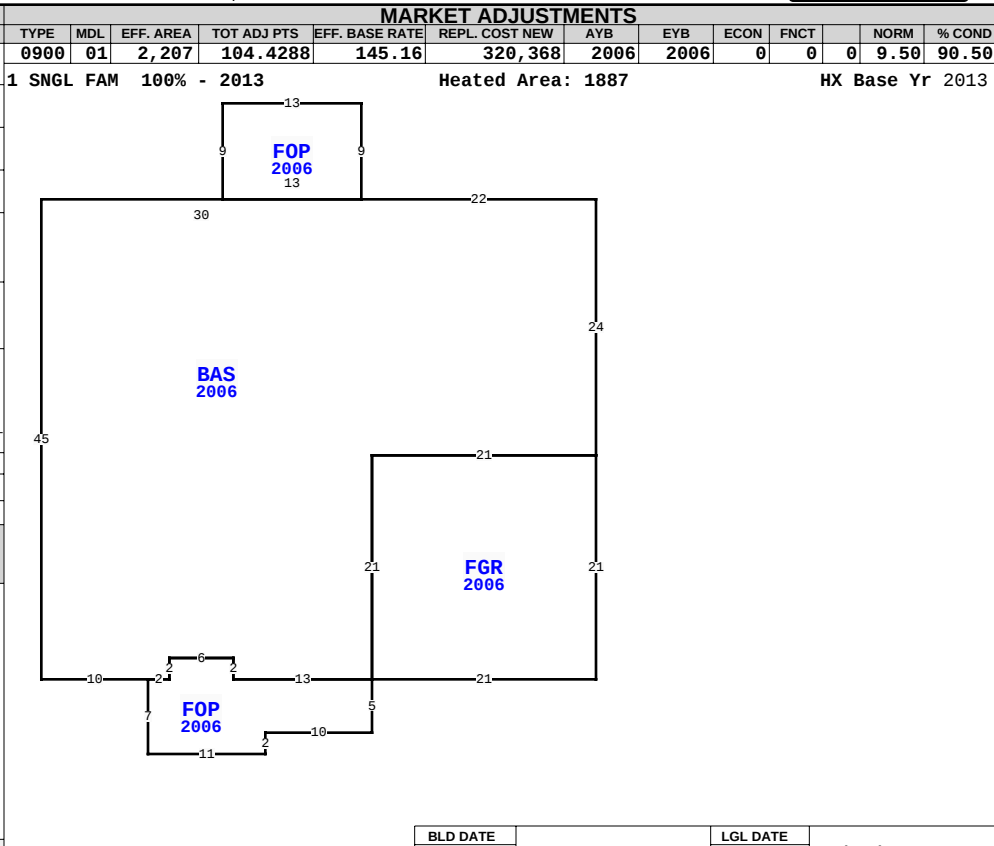
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,887	100	2006	1,887	247,895
FGR	441	55	2006	243	31,923
FOP	117	30	2006	35	4,598
FOP	139	30	2006	42	5,518
TOTALS	2,584			2,207	289,933

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	289,933								
TOTAL MARKET OB/XF VALUE	1,760								
TOTAL LAND VALUE - MARKET	85,000								
TOTAL MARKET VALUE	376,693								
SOH/AGL Deduction	165,126								
ASSESSED VALUE	211,567								
TOTAL EXEMPTION VALUE	51,411								
BASE TAXABLE VALUE	160,156								
TOTAL JUST VALUE	376,693								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	406,495								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909537	WINDOWS (9)	6,339	11/01/2019
E17883	NEW CONSTR	2,000	08/01/2006
M11929	H/AC	0	08/01/2006
C18231	CO ISSUED	161,238	07/01/2006
P11383	NEW CONSTR	0	07/01/2006
R09544	REPAIR/RRF	2,800	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/1618	12/04/2006	WD	Q	I		309,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: YOUNG KENNETH H & G						
1411/0699	5/11/2006	WD	U	V	19	135,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2006] N21 BAS=[YR=2006] N24 W22 FOP=[YR=2006] N9 W13 S9 E13\$W30 S45 E10 FOP=[YR=2006] S7 E11 N2 E10 N5 W13 N2 W6 S2 W2\$E2N2E6S2E13 N21 E21\$W21S21E21\$.									