

LOT 90
IN OR 2031/172
FLORA PARKE #3 PB 6/402

CZARNY ANTHONY M & MARLENE B
32284 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0090-0000



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 80
Interior Floo	11	CLAY TILE 20
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	1,938	100	2005	1,938	247,188
FGR	447	55	2005	246	31,377
FOP	52	30	2005	16	2,041
FSP	96	40	2005	38	4,847
PTO	192	5	2017	10	1,275
TOTALS	2,725			2,248	286,728

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0911	SCRN RM A	0	100	0	0	192.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,248	101.9592	141.72	318,587	2005	2005	0	0
1 SNGL FAM 100% - 2017 Heated Area: 1938 HX Base Yr 2017									
32284 GRAND PARKE BLVD, FERNANDINA BEACH									
BLD DATE: 04/23/2025 MLU									

TOTAL OB/XF									
4,159									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					286,728				
TOTAL MARKET OB/XF VALUE					4,159				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					375,887				
SOH/AGL Deduction					133,668				
ASSESSED VALUE					242,219				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					190,808				
TOTAL JUST VALUE					375,887				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					402,431				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701762	SCRN ENCLSR	4,510	04/01/2017
E14368	ELEC OTHER	2,000	02/01/2005
M09299	MECH OTHER	0	02/01/2005
P08996	OTHER	0	02/01/2005
B14450	NEW CONSTR	142,742	02/01/2005
R07142	REPAIR/RRF	2,800	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2031/0172	2/26/2016	WD	Q	I	02	210,000	
GRANTOR: DILLON MICHAEL & LIND							
GRANTEE: CZARNY ANTHONY M &							
1639/0074	9/08/2009	WD	Q	I	01	205,000	
GRANTOR: WITTA CHARLES D & CHR							
GRANTEE: DILLON MICHAEL W &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W14 N2 W10 S2 W2 FSP=[YR=2005] N8 W12 PTO=[YR=2017] N8 W12 S16 E12 N8\$ S8 E12\$ W31 S39E17 N3 FOP=[YR=2005] E8 N2 W2 N6 W6 S8\$ N8 E6 S6 E13 FGR=[YR=2005] S18 E21 N24 W3 S3 W17 S3 W1\$ E1 N3E17 N3 E3 N28\$.									