LOT 92
IN OR 1413/1769
FLORA PARKE #3 PB 6/402

**BICKEL GARY & DIANA**
32254 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

**2026**

**25-2N-28-0551-0092-0000**

## NASSAU COUNTY PROPERTY



## 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 | | 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 |

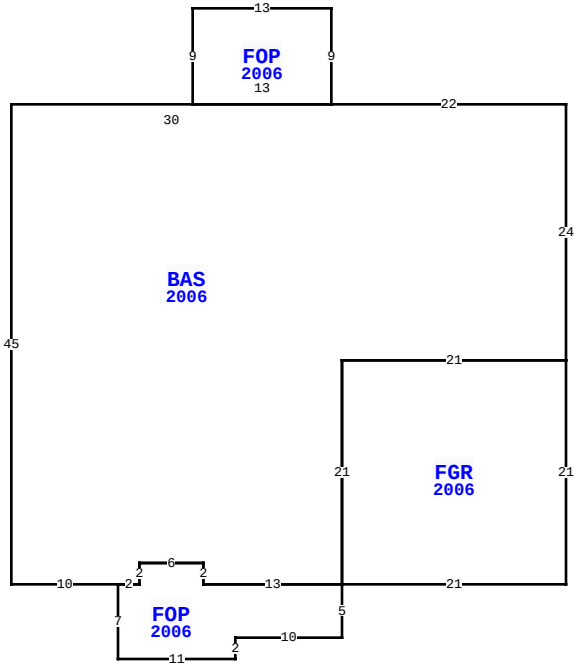
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4041.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,887 | 100 | 2006 | 1,887 | 234,285 |
| FGR | 441 | 55 | 2006 | 243 | 30,170 |
| FOP | 117 | 30 | 2006 | 35 | 4,346 |
| FOP | 139 | 30 | 2006 | 42 | 5,215 |
| TOTALS | 2,584 | | | 2,207 | 274,014 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,207 | 98.6958 | 137.19 | 302,778 | 2006 | 2006 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SNGL FAM 100% - 2007 Heated Area: 1887 HX Base Yr 2007




32254 GRAND PARKE BLVD, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 274,014 |
| TOTAL MARKET OB/XF VALUE | | 1,760 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 360,774 |
| SOH/AGL Deduction | | 163,361 |
| ASSESSED VALUE | | 197,413 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 146,002 |
| TOTAL JUST VALUE | | 360,774 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 386,859 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2105902 | (6) WINDOWS | 5,919 | 05/10/2021 |
| M10898 | H/AC | 0 | 01/01/2006 |
| C16734 | CO ISSUED | 141,380 | 12/01/2005 |
| E16368 | NEW CONSTR | 2,000 | 12/01/2005 |
| R08647 | REPAIR/RRF | 2,800 | 12/01/2005 |
| P10456 | NEW CONSTR | 0 | 12/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1413/1769 | 5/22/2006 | WD | Q | I | | 255,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: BICKEL GARY & DIANA | | | | | | |
| 1355/0705 | 10/04/2005 | WD | U | V | 19 | 78,000 |
| GRANTOR: FLORA PARKE DEVELOPME | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2006] N21 BAS=[YR=2006] N24 W22 FOP=[YR=2006] N9 W13 S9 E13$W30 S45 E10 FOP=[YR=2006] S7 E11 N2 E10 N5 W13 N2 W6 S2 W2$E2N2 E6 S2 E13 N21 E21$W21 S21 E21$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2006 | 2006 | 3 | 88 | 1,760 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,760

| 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