

SUAREZ DALIA J ROMANO & EMMANUEL
31184 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

31-2N-28-1600-0014-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		4				
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall		30	VINYL 100		0800	02	1,853	152.1000	136.89	253,657	2002	2010		0		0	38.00	62.00	VALUATION BY					STANDARD												
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ 0% - 2023										Heated Area: 1778					HX Base Yr					Tax Group: 4					Tax Dist:						
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE					171,144						
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE					0						
Interior Floo		13	LVT/LAMNT 50																						TOTAL LAND VALUE - MARKET					102,000						
Interior Floo		14	CARPET 50																						TOTAL MARKET VALUE					273,144						
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction					0						
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE					273,144						
Bedrooms			3 100																						TOTAL EXEMPTION VALUE					0						
Bathrooms			2 100																						BASE TAXABLE VALUE					273,144						
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE					273,144						
Stories		1.	1. 100																						NCON VALUE					0						
Units			0 100																						INCOME VALUE											
																									PREVIOUS YEAR MKT VALUE					270,982						
Quality		06	Quality Level 06																																	
DOR CODE		0200	MOBILE HOME																																	
MAP NUM			MKT AREA																											04						
NEIGHBORHOOD/LOC		4007.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,778	100	2002	1,778	150,902																															
UOP	140	25	2002	35	2,970																															
UOP	162	25	2002	40	3,395																															
TOTALS		2,080			1,853	157,267																														
EXTRA FEATURES							95330 LEO DR, FERNANDINA BEACH										BLD DATE				LGL DATE		05/09/2025		MLU											
																	XF DATE				LAND DATE															
																	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																			
LAND DESCRIPTION																									TOTAL OB/XF										0	
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		0		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	100,000.00	100,000.00	102,000																		

SUAREZ DALIA J ROMANO & EMMANUEL
31184 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

31-2N-28-1600-0014-0000

[illegible]