

LOT 1
IN OR 1525/1095
FLORA PARKE #4 PB 7/137

LI YI QIN & MEI DUAN/LI MEI DUAN
32434 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0552-0001-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	

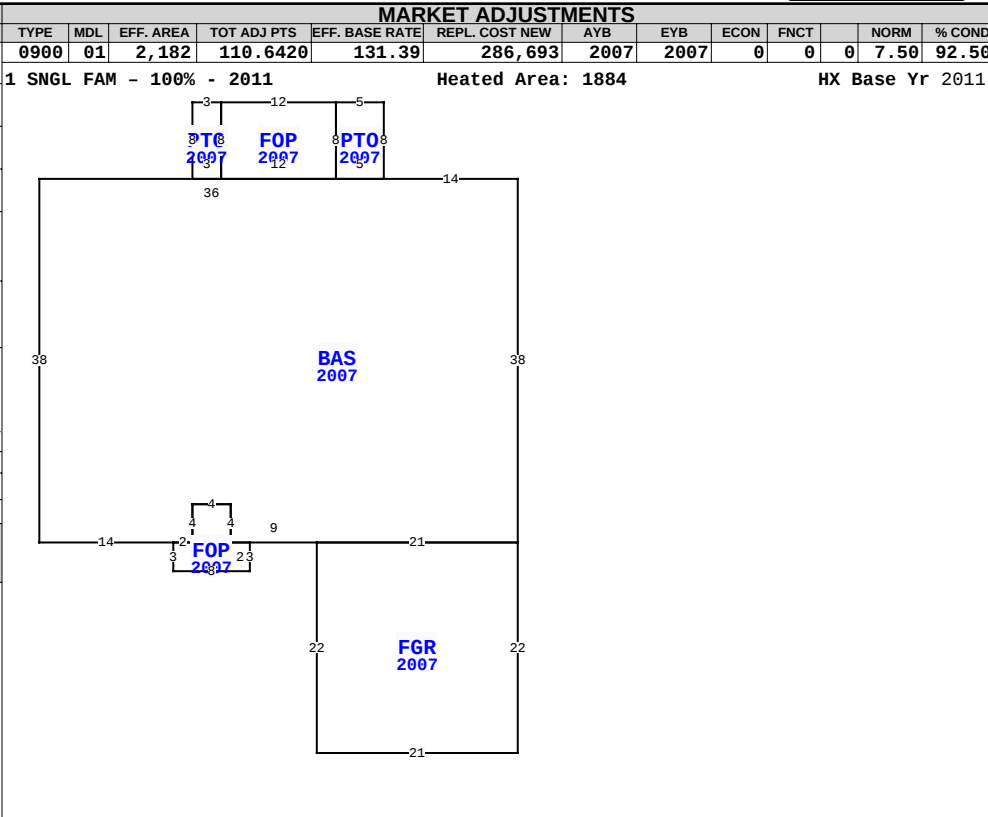
NEIGHBORHOOD/LOC		4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	1,884	228,974
FGR	462	55	254	30,870
FOP	40	30	12	1,459
FOP	96	30	29	3,524
PTO	24	5	1	121
PTO	40	5	2	243

TOTALS	2,546		2,182	265,191
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP -PRE FAB	0	100	0	0	
2	0812	CONCRETE C	0	100	0	0	
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 11/18/2019 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS



BLD DATE	01/22/2008	RK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
32434 WILLOW PARKE CIR, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		265,191	
TOTAL MARKET OB/XF VALUE		7,075	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		337,266	
SOH/AGL Deduction		157,647	
ASSESSED VALUE		179,619	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		129,619	
TOTAL JUST VALUE		337,266	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,234	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12971	MECH OTHER	0	06/01/2007
C19866	CO ISSUED	0	05/01/2007
B19866	NEW CONSTR	164,406	05/01/2007
E19265	ELEC OTHER	2,000	05/01/2007
P12377	OTHER	0	05/01/2007
R10337	REPAIR/RRF	2,800	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/1095	9/17/2007	WD	Q	I		253,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LI YI QIN & MEI DUA						
1495/1649	5/01/2007	WD	U	V	19	60,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2007]	W14 PTO=[YR=2007] N8 W5 FOP=[YR=2007] W12
PTO=[YR=2007]	W3 S8 E3 N8\$ S8 E12 N8 \$ S8 E5 \$ W36 S38 E14
FOP=[YR=2007]	S3 E8 N3 W2 N4 W4 S4 W2 \$ E2 N4 E4 S4 E9
FGR=[YR=2007]	S22 E21 N22 W21 \$ E21 N38 \$.