

LOT 2
IN OR 1529/772
FLORA PARKE #4 PB 7/137

YE HANG
32430 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0552-0002-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	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	229,583
FGR	462	55	254	30,952
FOP	32	30	10	1,218
FOP	96	30	29	3,534
TOTALS	2,474		2,177	265,288

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007
2	0811	CONCRETE B	0	100	0	0	759.00	SF	5.20	5.20	100	2007	2007

LAND DESCRIPTION													
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,177	110.9360	131.74	286,798	2007	2007	0	0	0	7.50	92.50	
1 SNGL FAM - 100% - 2008 Heated Area: 1884 HX Base Yr 2008													
32430 WILLOW PARKE CIR, FERNANDINA BEACH													
BLD DATE 01/10/2008 RK LGL DATE XF DATE INC DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										265,288			
TOTAL MARKET OB/XF VALUE										6,733			
TOTAL LAND VALUE - MARKET										65,000			
TOTAL MARKET VALUE										337,021			
SOH/AGL Deduction										142,616			
ASSESSED VALUE										194,405			
TOTAL EXEMPTION VALUE										50,000			
BASE TAXABLE VALUE										144,405			
TOTAL JUST VALUE										337,021			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										269,776			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19403	ELEC OTHER	2,000	06/01/2007
M13027	MECH OTHER	0	06/01/2007
C19967	CO ISSUED	164,406	05/01/2007
B19967	NEW CONSTR	164,406	05/01/2007
R10402	REPAIR/RRF	2,800	05/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1529/0772	10/08/2007	WD	Q	I		254,200			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: YE HANG									
1495/1671	5/01/2007	WD	U	V	19	60,000			
GRANTOR: FLORA PARKE DEVELOPME									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2007] W19 FOP=[YR=2007] N8 W12 S8 E12 \$ W31 S38 E14 FOP=[YR=2007] S2 E8 N2 W2 N4 W4 S4 W2 \$ E2 N4 E4 S4 E9 FGR=[YR=2007] S22 E21 N22 W21 \$ E21 N38 \$.													