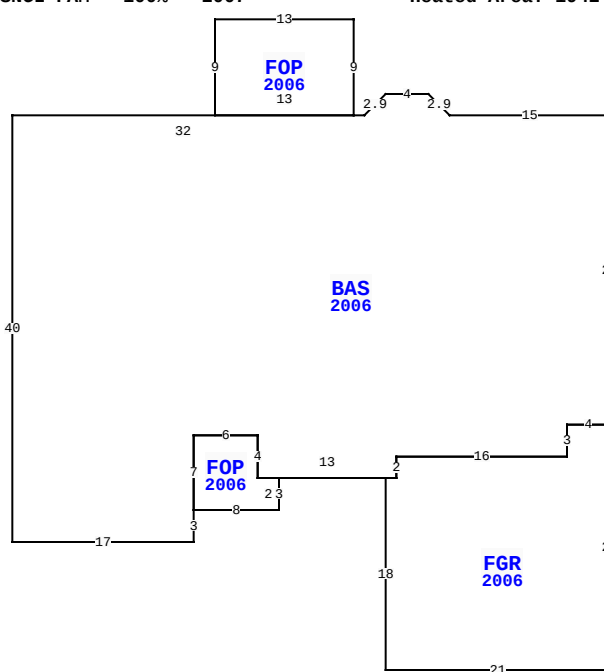


PHAM PHUONG LINH/NGUYEN MINH D
32543 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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	16	WD FR STUC 100		0900	01	2,227	106.8200	126.85	282,495	2006	2006		0	0	0	8.00	92.00	VALUATION BY STANDARD											
Roof Structur	03	GABLE/HIP 100		1 SNGL FAM - 100% - 2007														Heated Area: 1942											
Roof Cover	03	COMP SHNGL 100																HX Base Yr 2007											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	08	SHT VINYL 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	1,942	100	1,942	226,636																									
FGR	430	55	236	27,542																									
FOP	48	30	14	1,634																									
FOP	117	30	35	4,085																									
TOTALS		2,537		2,227	259,895																								
EXTRA FEATURES				32543 WILLOW PARKE CIR, FERNANDINA BEACH																BLD DATE		LGL DATE		06/22/2023		MLU			
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													
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820														
2	0810	CONCRETE A	0 100	36	3	108.00	SF	6.50	6.50	100	2006	2006	3	88	618														
3	0810	CONCRETE A	0 100	36	16	576.00	SF	6.50	6.50	100	2006	2006	3	88	3,295														
LAND DESCRIPTION																	TOTAL OB/XF 5,733												
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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												
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																													