LOT 7
ESMT PT OR 1450/696
FLORA PARKE #4 PB 7/137

SAUCO NATALIE LYNN/ODUEKE OLALEKAN O
32548 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0552-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

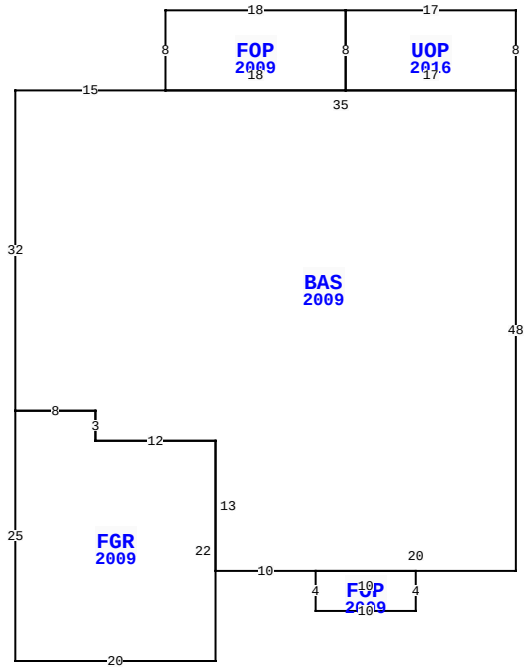
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,116	100	2,116	250,137
FGR	464	55	255	30,144
FOP	40	30	12	1,418
FOP	144	30	43	5,083
UOP	136	20	27	3,192
TOTALS	2,900		2,453	289,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,453	106.4640	126.43	310,133	2009	2009	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2020 Heated Area: 2116 HX Base Yr 2020



32548 WILLOW PARKE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,974
TOTAL MARKET OB/XF VALUE		79,310
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		434,284
SOH/AGL Deduction		133,002
ASSESSED VALUE		301,282
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		251,282
TOTAL JUST VALUE		434,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632896	SCR ROOM	30,221	08/01/2016
B1632555	SWIM POOL	51,600	06/22/2016
C21851	CO ISSUED	0	09/21/2009
M14492	MECH OTHER	0	04/01/2009
E21249	ELEC OTHER	2,000	09/01/2008
R11519	REPAIR/RRF	2,800	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2287/0970	7/03/2019	WD	Q	I	01	330,000
GRANTOR: LESNIAK EARL K II & M						
GRANTEE: SAUCO NATALIE LYNN						
1703/1125	9/16/2010	WD	Q	I	01	209,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LESNIAK EARL K II &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2016] W17 FOP=[YR=2009] W18 S8 BAS=[YR=2009] W15 S32 FGR=[YR=2009] S25 E20 N22 W12 N3 W8 $ E8 S3 E12 S13 E10 FOP=[YR=2009] S4 E10 N4 W10 $ E20 N48 W35$ E18 N8$ S8 E17 N8$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	94	3,290	
2	0811	CONCRETE B	0	100	0	0	593.00	SF	5.20	5.20	100	2009	2009	3	91	2,806	
3	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2011	2011	3	68	3,264	
4	0861	POOL GUNIT	0	100	0	0	599.00	SF	85.00	85.00	100	2016	2016	3	84	42,769	
5	0911	SCRN RM A	0	100	0	0	1,317.00	SF	17.50	17.50	100	2016	2016	3	78	17,977	
6	0855	CONC PAVER	0	100	0	0	788.00	SF	10.00	10.00	100	2016	2016	3	97	7,644	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	78	1,560	

LAND DESCRIPTION

TOTAL OB/XF 79,310

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	000134	C	SFR POND	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS