

LOT 103
IN OR 2187/97
FLORA PARKE #5 PB 7/335

CAM & MEM TRUST/MATYJASIK CAROL ANN TRUSTEE
32512 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0103-0000



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	PAGE 1 of 1															
Exterior Wall	16	WD FR STUC 100	0900	01	3,478	107.7320	127.93	444,941	2014	2014	0	0	0	4.00	96.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2015													Heated Area: 2797														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2015														
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 70																												
Interior Floo	14	CARPET 30																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		4 100																												
Bathrooms		3 100																												
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																										
NEIGHBORHOOD/LOC			4041.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,797	100	2,797	343,507																										
FGR	966	55	531	65,214																										
FOP	44	30	13	1,596																										
FOP	458	30	137	16,825																										
TOTALS			4,265	3,478	427,143																									
EXTRA FEATURES			32512 WILLOW PARKE CIR, FERNANDINA BEACH																											
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	0811	CONCRETE B	0	100	0	0	989.00	SF	5.20	5.20	100	2014	2014	3	95	4,886														
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395														
3	0861	POOL GUNIT	0	100	0	0	449.00	SF	85.00	85.00	100	2015	2015	3	81	30,914														
4	0911	SCRN RM A	0	100	0	0	1,537.00	SF	17.50	17.50	100	2015	2015	3	74	19,904														
5	0855	CONC PAVER	0	100	0	0	1,088.00	SF	10.00	10.00	100	2015	2015	3	96	10,445														
6	0855	CONC PAVER	0	100	4	4	16.00	SF	10.00	10.00	100	2015	2015	3	96	154														
7	0855	CONC PAVER	0	100	0	0	270.00	SF	10.00	10.00	100	2015	2015	3	96	2,592														
8	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00	7.00	100	2015	2015	3	96	323														
9	0462	ST/AL FNC	0	100	0	0	888.00	SF	10.00	10.00	100	2015	2015	3	81	7,193														
LAND DESCRIPTION			TOTAL OB/XF 79,806																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000													
REVIEW DATE 05/11/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																														