LOT 105
FLORA PARKE #5 PB 7/335

HASER NORA Y & DOUGLAS WARREN
32504 WILLOW PARKE CIR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0105-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

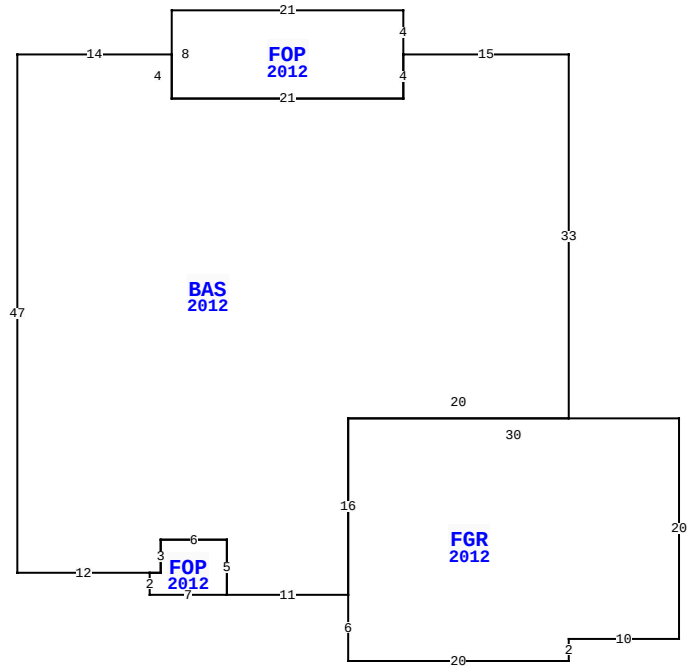
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,990	100	1,990	248,393
FGR	640	55	352	43,937
FOP	32	30	10	1,248
FOP	168	30	50	6,242
TOTALS	2,830		2,402	299,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,402	110.6420	131.39	315,599	2012	2012	0	0	0	5.00	95.00

1 SNGL FAM – 0% - 0 Heated Area: 1990 HX Base Yr



32504 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	299,819
TOTAL MARKET OB/XF VALUE	14,420
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	379,239
SOH/AGL Deduction	74,235
ASSESSED VALUE	305,004
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,004
TOTAL JUST VALUE	379,239
NCON VALUE	7,227
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25990	CO ISSUED	0	09/26/2012
M17280	H/AC	0	06/01/2012
E23081	NEW CONSTR	0	05/01/2012
E25027	ELEC OTHER	0	05/01/2012
B25990	NEW CONSTR	237,261	05/01/2012
P15927	NEW CONSTR	0	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/1344	1/31/2023	WD	Q	I	01	520,000
GRANTOR: RICHARDSON CANDACE TR						
GRANTEE: HASER NORA Y & DOUG						
2279/0613	5/30/2019	WD	Q	I	02	275,000
GRANTOR: ZACOT CHIMI I & JILL						
GRANTEE: RICHARDSON CANDACE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W15 FOP=[YR=2012] N4 W21 S8 E21 N4 $ S4 W21 N4 W14 S47 E12 FOP=[YR=2012] S2 E7 N5 W6 S3 W1 $ E1 N3 E6 S5 E11 FGR=[YR=2012] S6 E20 N2 E10 N20 W30 S16 $ N16 E20 N33 $.

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	0811	CONCRETE B	0	0	0	0	842.00	SF	5.20	5.20	100	2012	2012	3	94	4,116	
2	0855	CONC PAVER	0	0	15	14	210.00	SF	10.00	10.00	100	2012	2012	3	94	1,974	
3	0911	SCRN RM A	0	0	5	21	105.00	SF	17.50	17.50	100	2012	2012	3	60	1,103	
4	0855	CONC PAVER	0	0	0	0	730.00	SF	10.00	10.00	100	2020	2020	3	99	7,227	

LAND DESCRIPTION

TOTAL OB/XF 14,420

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS