

LOT 108
IN OR 1820/888
FLORA PARKE #5 PB 7/335

PESTER GEORGE A & MICHELE M
32492 WILLOW PARKE CR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0108-0000



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 70
Interior Floo	11	CLAY TILE 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 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,501	100	2,501	299,417
FGR	640	55	352	42,141
FOP	57	30	17	2,035
FOP	300	30	90	10,775

TOTALS	3,498		2,960	354,368
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	897.00	SF	5.20	5.20	
3	0911	SCRN RM A	0	100	32	40	1,280.00	SF	17.50	17.50	
4	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE 04/20/2018 BY KWX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,960	106.1260	126.02	373,019	2012	2012	0	0	5.00	95.00
1 SNGL FAM - 100% - 2015 Heated Area: 2501 HX Base Yr 2015											

32492 WILLOW PARKE CIR, FERNANDINA BEACH
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TOTAL OB/XF											
56,680											

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Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		354,368	
TOTAL MARKET OB/XF VALUE		56,680	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		476,048	
SOH/AGL Deduction		184,102	
ASSESSED VALUE		291,946	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		241,946	
TOTAL JUST VALUE		476,048	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		371,894	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326884	XFOB	0	02/01/2013
C1226031	CO ISSUED	0	10/05/2012
M17303	H/AC	0	06/01/2012
E25085	NEW CONSTR	0	05/01/2012
P15929	NEW CONSTR	0	05/01/2012
B26031	NEW CONSTR	293,074	05/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1820/0888	10/12/2012	WD Q	I	02	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: PESTER GEORGE A & M					
1790/0941	4/25/2012	WD U	V	30	
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2012] W15 FOP=[YR=2012] N5 W20 S15 E20 N10 \$ S10 W20 N10 W15 S56 E12 FOP=[YR=2012] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E11 FGR=[YR=2012] S11 E20 N2 E12 N20 W12 S2 W20 S9 \$ N9 E20 N50 \$.					

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