

LOT 109
IN OR 2037/907
FLORA PARKE #5 PB 7/335

KING MATTHEW D & SHANNON M
32488 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0109-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	11 CLAY TILE 80
Interior Floo	14 CARPET 20
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

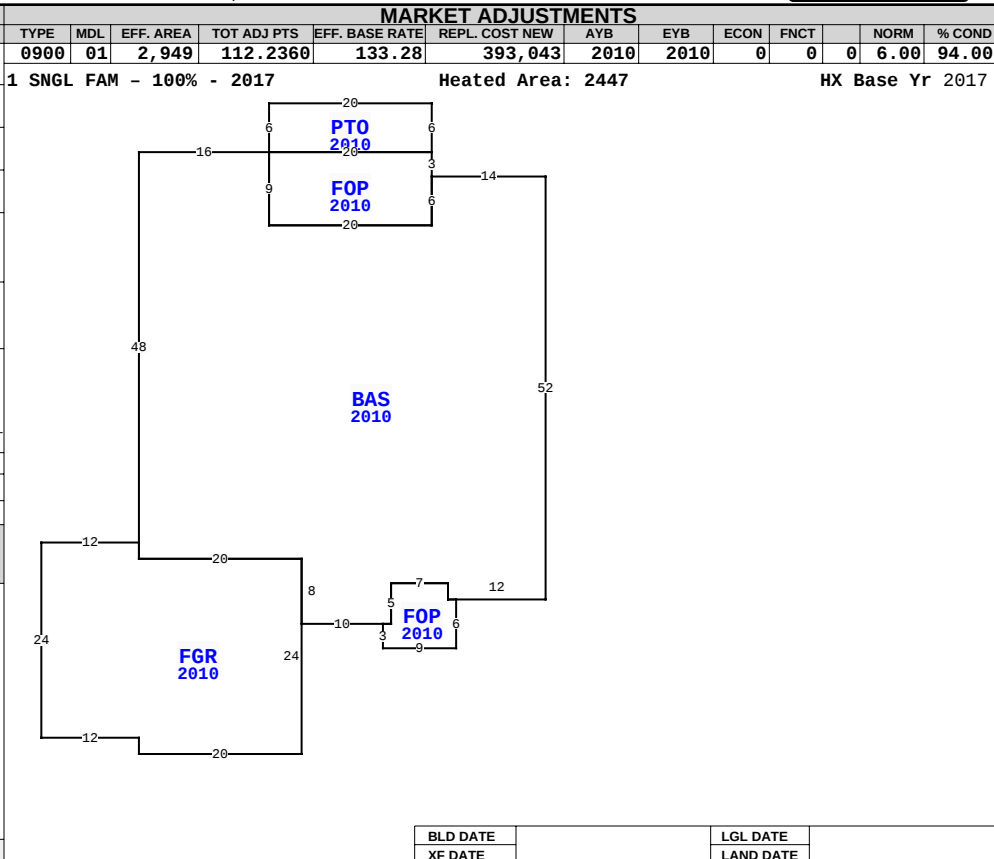
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,447	100	2,447	306,568
FGR	768	55	422	52,869
FOP	65	30	20	2,506
FOP	180	30	54	6,765
PTO	120	5	6	752
TOTALS	3,580		2,949	369,460

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	94	3,290	
2	0811	CONCRETE B	0 100	0	0	743.00	SF	5.20	5.20	100	2010	2010	3	92	3,555	
3	0810	CONCRETE A	0 100	0	0	116.00	SF	6.50	6.50	100	2014	2014	3	95	716	
4	0911	SCRN RM A	0 100	0	0	748.00	SF	17.50	17.50	100	2017	2017	3	82	10,734	
5	0861	POOL GUNIT	0 100	0	0	376.00	SF	85.00	85.00	100	2017	2017	3	87	27,805	
6	0855	CONC PAVER	0 100	0	0	379.00	SF	10.00	10.00	100	2017	2017	3	97	3,676	
7	0855	CONC PAVER	0 100	4	6	24.00	SF	10.00	10.00	100	2017	2017	3	97	233	
8	0855	CONC PAVER	0 100	3	3	9.00	SF	10.00	10.00	100	2017	2017	3	97	87	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000

REVIEW DATE 01/05/2018 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS



32488 WILLOW PARKE CIR, FERNANDINA BEACH															
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			369,460
TOTAL MARKET OB/XF VALUE			50,096
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			484,556
SOH/AGL Deduction			161,821
ASSESSED VALUE			322,735
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			267,735
TOTAL JUST VALUE			484,556
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			379,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702618	SWIM POOL	36,203	05/01/2017
B1429629	DRIVEWAY	1,150	12/01/2014
C22935	C0 ISSUED	0	02/23/2010
M14934	H/AC	0	11/01/2009
E0922186	ELEC OTHER	2,000	10/01/2009
P0913994	OTHER	0	10/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2037/0907	3/28/2016	WD Q	I		01
GRANTOR: SHAFER MARK S & AMELI					
GRANTEE: KING MATTHEW D & SH					
1671/0422	3/16/2010	WD Q	I		01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: SHAFER MARK S & AME					

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2010] W14 FOP=[YR=2010] N3 PTO=[YR=2010] N6 W20 S6 E20 \$ W20 S9 E20 N6 \$ S6 W20 N9 W16 S48 FGR=[YR=2010] W12 S24 E12 S2 E20 N24 W20 N2 \$ S2 E20 S8 E10 FOP=[YR=2010] S3 E9 N6 W1 N2 W7 S5 W1 \$ E1 N5 E7 S2 E12 N52 \$.	