

LOT 110
IN OR 2205/1728
FLORA PARKE #5 PB 7/335

BATSON BRETT & KATHRYN MEJIA
32484 WILLOW PARKE CR
FERNANDINA BEACH, FL 32034

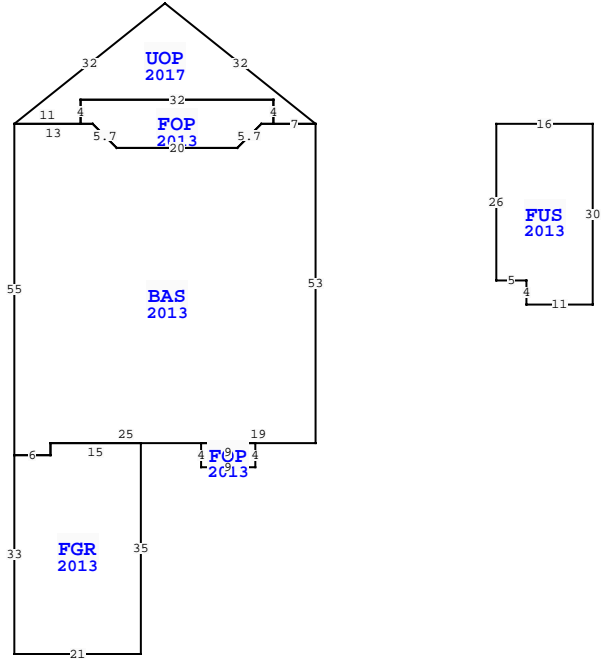
2023

26-2N-28-0553-0110-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
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	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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
BAS	2,566	100	2,566
FGR	723	55	398
FOP	36	30	11
FOP	224	30	67
FUS	460	100	460
UOP	372	20	74
TOTALS	4,381		3,576

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,576	107.1900	127.29	455,189	2013	2013	0	0	4.50	95.50
1 SNGL FAM - 100% - 2019 Heated Area: 3026 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	434,705		
TOTAL MARKET OB/XF VALUE	10,934		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	510,639		
SOH/AGL Deduction	176,773		
ASSESSED VALUE	333,866		
TOTAL EXEMPTION VALUE	60,000		
BASE TAXABLE VALUE	273,866		
TOTAL JUST VALUE	510,639		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	401,607		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017391	ADDITION	6,960	11/23/2022
22007303	SWIM POOL	75,683	05/11/2022
B1327402	CO ISSUED	0	11/22/2013
E1326590	NEW CONSTR	0	08/01/2013
B1327402	NEW CONSTR	356,140	07/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2205/1728	6/13/2018	WD Q	Q	I	01	375,000
GRANTOR: CANTIELLO CHRISTOPHER						
GRANTEE: BATSON BRETT & KATH						
1894/1254	12/12/2013	WD Q	Q	I	02	320,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CANTIELLO CHRISTOPH						

EXTRA FEATURES		32484 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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
2	0812	CONCRETE C	0	100	0	1,308.00	SF	4.00	4.00	100	2013	2013	3	95	4,970	
3	0855	CONC PAVER	0	100	75	225.00	SF	10.00	10.00	100	2013	2013	3	95	2,138	
4	0855	CONC PAVER	0	100	7	49.00	SF	10.00	10.00	100	2013	2013	3	95	466	

LAND DESCRIPTION		TOTAL OB/XF 10,934																						
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							

BUILDING NOTES	
BUILDING DIMENSIONS	
UOP=[YR=2017] U20 L25 L25 D20 E11 N4 E32 S4 E7\$ BAS=[YR=2013] W7 FOP=[YR=2013] N4 W32 S4E2 D4 R4 E20 U4 R4 E2 \$ W2 D4 L4 W20 U4 L4 W13 S55 FGR=[YR=2013] S33 E21 N35 W15 S2 W6\$ E6 N2 E25 FOP=[YR=2013] S4 E9 N4 W9 \$ E19 N53 \$ PTR= E30 FUS=[YR=2013] E16 S30 W11 N4 W5 N26\$ W30 \$.	