

LOT 111
IN OR 1937/1385
FLORA PARKE #5 PB 7/335

FREY ROBERT A & JUDY W
32480 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0111-0000



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		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

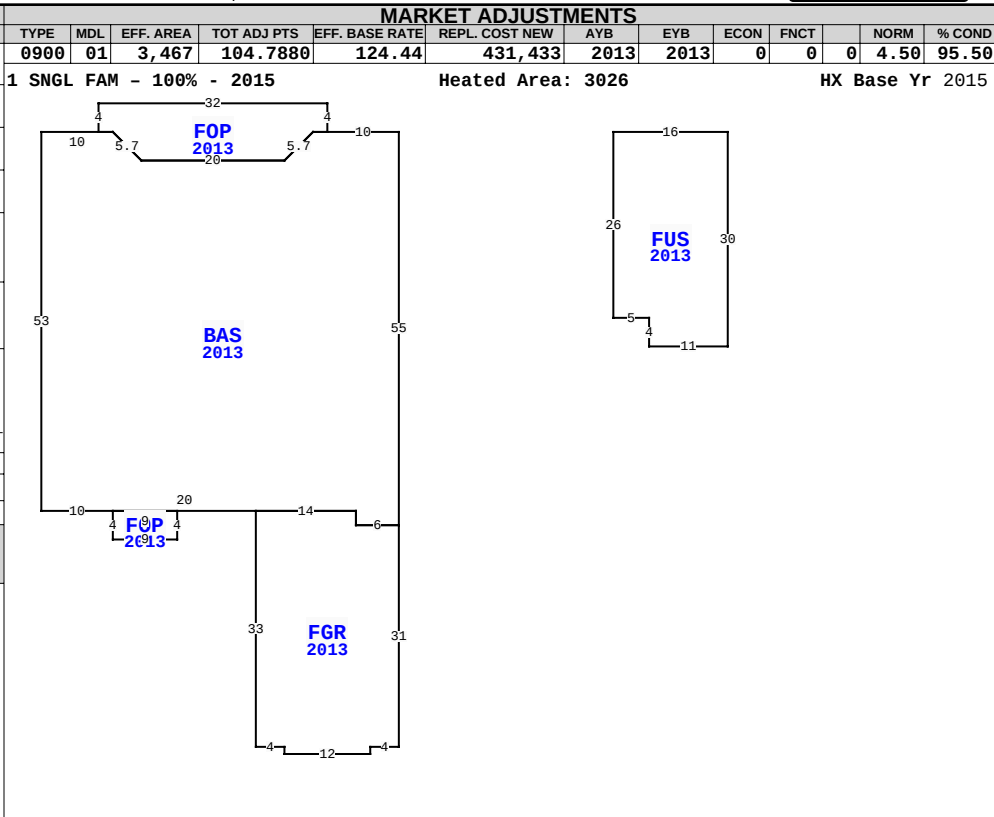
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,566	100	2,566	304,944
FGR	660	55	363	43,139
FOP	36	30	11	1,307
FOP	224	30	67	7,962
FUS	460	100	460	54,666

TOTALS	3,946		3,467	412,019
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2013
2	0811	CONCRETE B	0 100	0	0	1,406.00	SF	5.20	5.20	100	2013

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2013
2	0811	CONCRETE B	0 100	0	0	1,406.00	SF	5.20	5.20	100	2013

TOTAL OB/XF											
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						412,019					
TOTAL MARKET OB/XF VALUE						10,306					
TOTAL LAND VALUE - MARKET						65,000					
TOTAL MARKET VALUE						487,325					
SOH/AGL Deduction						185,718					
ASSESSED VALUE						301,607					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						251,607					
TOTAL JUST VALUE						487,325					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						383,489					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326903	CO ISSUED	0	01/27/2014
B1326903	SFR	350,872	02/01/2013
E0922156	ELEC OTHER	2,000	10/01/2009
R12033	REPAIR/RRF	3,000	08/01/2009
B22746	NEW CONSTR	177,012	08/01/2009

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1937/1385	9/03/2014	WD	Q	I	02	329,900			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: FREY ROBERT A & JUD									
1650/0279	11/06/2009	WD	U	V	30	79,000			
GRANTOR: FLORA PARKE DEVELOPME									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W10 FOP=[YR=2013] N4 W32 S4 E2 D4 R4 E20 U4 R4 E2 \$ W2 D4 L4 W20 U4 L4 W10 S53 E10 FOP=[YR=2013] S4 E9 N4 W9 \$ E20 FGR=[YR=2013] S33 E4 S1 E12 N1 E4 N31 W6 N2 W14 \$ E14 S2 E6 N55 \$ PTR= E30 FUS=[YR=2013] E16 S30 W11 N4 W5 N26 \$ W30 \$.											