

LOT 112
IN OR 1859/266
FLORA PARKE #5 PB 7/335

SINES JEREAD L & ANNETTE K
32476 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0112-0000



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 60
Interior Floo	11	CLAY TILE 40
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	2,481	100	2,481	295,601
FGR	776	55	427	50,876
FOP	57	30	17	2,026
FSP	300	40	120	14,297
TOTALS	3,614		3,045	362,799

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,032.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0476	VF 6 SBPL	0	100	0	0	250.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

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	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,045	105.0640	124.76	379,894	2013	2013	0	0	4.50	95.50
1 SNGL FAM - 100% - 2014 Heated Area: 2481 HX Base Yr 2014											
32476 WILLOW PARKE CIR, FERNANDINA BEACH											

TOTAL OB/XF											
15,679											

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15,679											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		362,799	
TOTAL MARKET OB/XF VALUE		15,679	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		443,478	
SOH/AGL Deduction		187,232	
ASSESSED VALUE		256,246	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		206,246	
TOTAL JUST VALUE		443,478	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		348,949	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226464	CO ISSUED	0	04/24/2013
E25670	NEW CONSTR	0	12/01/2012
M17775	H/AC	0	12/01/2012
E1225580	NEW CONSTR	0	11/01/2012
P1216188	NEW CONSTR	0	10/01/2012
B26464	NEW CONSTR	296,852	09/03/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1859/0266	5/22/2013	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: SINES JEREAD L & AN					
1825/1313	11/09/2012	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W15 FSP=[YR=2013] N5 W20 S15 E20 N10 \$ S10 W20 N10 W15 S56 E12 FOP=[YR=2013] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E11 FGR=[YR=2013] S15 E20 N2 E12 N23 W32 S10 \$ N10 E20 N49 \$.											