

LOT 115
IN OR 1624/1424
FLORA PARKE #5 PB 7/335

WOLSKI VINCENT N/BELL DEDRA A
32464 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0115-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		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	2,568	100	2,568	300,760
FGR	557	55	306	35,839
FOP	32	30	10	1,172
FSP	224	40	90	10,540
FUS	476	100	476	55,748
UOP	80	20	16	1,874
USP	192	30	58	6,793
TOTALS	4,129		3,524	412,724

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	2009	2009	3	94	3,290	
2	0812	CONCRETE C	0 100	0	0	1,086.00	SF	4.00	4.00	100	2009	2009	3	91	3,953	

LAND DESCRIPTION			TOTAL OB/XF 7,243													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 11/18/2019 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,524	105.4800	125.26	441,416	2009	2009	0	0	6.50	93.50

1 SNGL FAM - 100% - 2010

Heated Area: 3044

HX Base Yr 2010

The floor plan diagram shows a large rectangular building layout. The main area is labeled 'BAS 2009'. At the top, there are two smaller rectangular areas labeled 'USP 2014' and 'FOP 2014'. Below 'USP 2014' is a smaller area labeled 'FSP 2009'. At the bottom left, there is a rectangular area labeled 'FGR 2009'. At the bottom right, there is a small rectangular area labeled 'FUS 2009'. The diagram includes various dimensions and lines indicating the layout and area of each section.

BLD DATE	01/08/2010	RK	LGL DATE
YE DATE			LAND DATE

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		412,724
TOTAL MARKET OB/XF VALUE		7,243
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		484,967
SOH/AGL Deduction		223,512
ASSESSED VALUE		261,455
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		206,455
TOTAL JUST VALUE		484,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429349	360SFFSP	7,646	09/01/2014
C22253	CO ISSUED	0	05/27/2009
M14401	MECH OTHER	0	03/01/2009
E21592	ELEC OTHER	2,000	02/01/2009
P13657	OTHER	0	02/01/2009
R11739	REPAIR/RRF	5,000	02/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1624/1424	6/11/2009	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: WOLSKI VINCENT N &					
1597/1472	12/17/2008	WD	U	V	19
GRANTOR: FLORA PARKE DEV V INC					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					

BUILDING DIMENSIONS					
UOP=[YR=2014] N10 W8 USP=[YR=2014] W32 S6 FSP=[YR=2009] S4 BAS=[YR=2009] W10 S55 FGR=[YR=2009] W2S23 E23 N25 W14 S2 W7 \$ E7 N2 E25 FOP=[YR=2009] S4 E8 N4 W8 \$ E18 N53 W10 D4 L4 W20 U4 L4 W2\$ E2 D4 R4 E20 U4 R4 E2 N4 W32\$ E32 N6\$ S10 E8\$ PTR= E30 FUS=[YR=2009] E16 S17 E4 S8 W9 S4 W11 N29 \$ W30 \$.					