

LOT 117
IN OR 1706/279
FLORA PARKE #5 PB 7/335

SULLIVAN BARRY W & REBEKAH L
32461 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0117-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

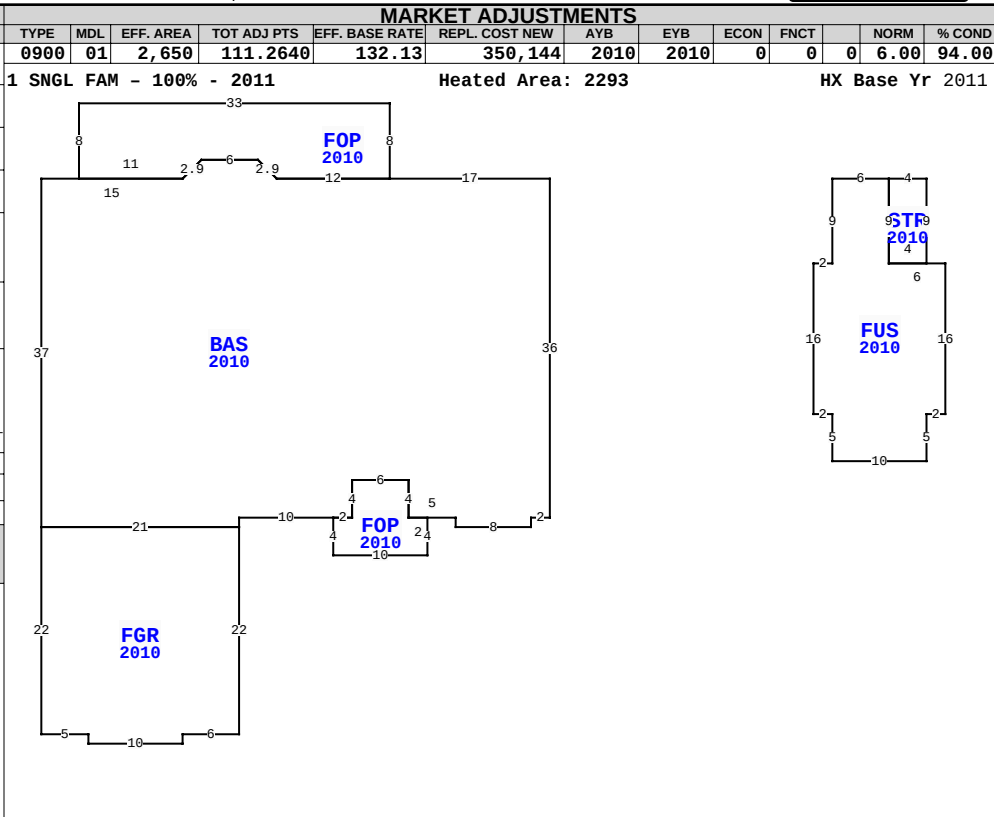
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,965	100	1,965	244,057
FGR	472	55	260	32,293
FOP	64	30	19	2,359
FOP	248	30	74	9,191
FUS	328	100	328	40,739
STR	36	10	4	497

TOTALS	3,113		2,650	329,135
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	1,048.00	SF	5.20	
3	0462	ST/AL FNC	0 100	230	0	920.00	SF	10.00	
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	



32461 WILLOW PARKE CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
15,058									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		329,135	
TOTAL MARKET OB/XF VALUE		15,058	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		409,193	
SOH/AGL Deduction		190,439	
ASSESSED VALUE		218,754	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		163,754	
TOTAL JUST VALUE		409,193	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,801	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2003739	H/AC	0	05/01/2020
C22745	CO ISSUED	0	02/05/2010
M0914870	H/AC	0	10/01/2009
P13935	OTHER	0	09/01/2009
E22092	ELEC OTHER	2,000	09/01/2009
B12032	REPAIR/RRF	3,000	08/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1706/0279	10/07/2010	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					258,500
GRANTEE: SULLIVAN BARRY W &					
1650/0290	11/06/2009	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					79,000
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W17 FOP=[YR=2010] N8 W33 S8 E11 U2 R2 E6 D2 R2 E12 \$ W12 U2 L2 W6 D2 L2 W15 S37 FGR=[YR=2010] S22 E5 S1 E10 N1 E6 N22 W21 \$ E21 N1 E10 FOP=[YR=2010] S4 E10 N4 W2 N4 W6 S4 W2 \$ E2 N4 E6 S4 E5 S1 E8 N1 E2 N36 \$ PTR=E30 FUS=[YR=2010] E6 STR=[YR=2010] E4 S9 W4 N9\$ S9 E6 S16 W2 S5 W10 N5 W2 N16 E2 N9\$ W30 \$.									