

LOT 118
IN OR 2464/471
FLORA PARKE #5 PB 7/335

CAMPBELL CHRISTINE L & LARRY A
32469 WILLOW PARKE CIR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0118-0000



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	2,085	100	2,085	267,857
FGR	439	55	241	30,961
FOP	42	30	13	1,670
FSP	202	40	81	10,406

TOTALS	2,768		2,420	310,894
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0911	SCRN RM A	0	100	32	25	
3	0861	POOL GUNIT	0	100	0	0	
4	0855	CONC PAVER	0	100	0	0	
5	0871	POOL HTR R	0	100	0	0	
6	0462	ST/AL FNC	0	100	80	0	
7	0463	FENCE GATE	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,420	113.8760	135.23	327,257	2012	2012	0	0	0	5.00	95.00	
1 SNGL FAM - 100% - 2022 Heated Area: 2085 HX Base Yr 2022													
32469 WILLOW PARKE CIR, FERNANDINA BEACH													
BLD DATE: 06/22/2023 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		310,894	
TOTAL MARKET OB/XF VALUE		55,879	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		431,773	
SOH/AGL Deduction		63,069	
ASSESSED VALUE		368,704	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		318,704	
TOTAL JUST VALUE		431,773	
NCON VALUE		53,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,509	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012445	ADDITION	23,805	08/15/2022
22000209	SWIM POOL	67,785	01/05/2022
B25487	CO ISSUED	0	05/29/2012
E24654	NEW CONSTR	0	02/01/2012
E24519	NEW CONSTR	0	01/01/2012
B25487	NEW CONSTR	236,212	01/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2464/0471	5/19/2021	WD	Q	I	01	365,000
GRANTOR: BRAINERD JAMES D & SA						
GRANTEE: CAMPBELL CHRISTINE						
1830/0975	12/12/2012	WD	Q	I	02	229,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRAINERD JAMES D &						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2012] W15 FSP=[YR=2019] N8 W29 S5 E10 S3 E19 \$ W19 N3 W10 S3 W16 S29 FGR=[YR=2012] S23 E20 N20 W7 N3 W13 \$ E13 S3 E7 S4 E11 FOP=[YR=2012] S2 E6 N7 W6 S5 \$ N5 E6 S5 E6 S4 E11 N4 E6 N36 \$.													