

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 Floor	11	CLAY TILE 70		
Interior Floor	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
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	2,271	100	2,271	288,544
FGR	658	55	362	45,995
FOP	88	30	26	3,303
FOP	230	30	69	8,767
PT0	225	5	11	1,398
TOTALS	3,472		2,739	348,007

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,739	111.4560	132.35	362,507	2014	2014	0	0	4.00	96.00
1 SNGL FAM - 100% - 2021						Heated Area: 2271		HX Base Yr 2021			
BLD DATE						LGL DATE		06/22/2023			
XF DATE						LAND DATE		MLU			

EXTRA FEATURES						32475 WILLOW PARKE CIR, FERNANDINA BEACH, FL 32110						INC DATE		AG DATE		TOTAL OB/XF	
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	2014	2014	3	97	3,395		
2	0810	CONCRETE A	0 100	0	0	1,039.00	SF	6.50	6.50	100	2014	2014	3	95	6,416		
3	0462	ST/AL FNC	0 100	180	0	720.00	SF	10.00	10.00	100	2014	2014	3	78	5,616		
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	89	267		
5	0861	POOL GUNIT	0 100	28	12	336.00	SF	85.00	85.00	100	2020	2020	3	95	27,132		
6	0855	CONC PAVER	0 100	0	0	565.00	SF	10.00	10.00	100	2020	2020	3	99	5,594		

LAND DESCRIPTION										TOTAL OB/XF					48,420		
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	L VA
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	
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NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
TOTAL MARKET OB/XF VALUE											
TOTAL LAND VALUE - MARKET											
TOTAL MARKET VALUE											
SOH/AGL Deduction											
ASSESSED VALUE											
TOTAL EXEMPTION VALUE											
BASE TAXABLE VALUE											
TOTAL JUST VALUE											
NCON VALUE											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B202979	SWIM POOL	30,000	04/21/2020
B1327766	CO ISSUED	0	04/07/2014
M1318974	H/AC	0	11/01/2013
B1327766	NEW CONSTR	283,970	09/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/0455	3/27/2020	WD	Q	I	02	315,000
GRANTOR: HILLHOUSE RICHARD D &						
GRANTEE: KRAHLING ANITA SALU						
1934/0650	8/15/2014	WD	Q	I	01	269,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HILLOUSE RICHARD DA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W3 FOP=[YR=2014] N7 PTO=[YR=2020] N9 W25 S9 E25\$ W25 S7 E3 R2 D2 S3 E8 R5 U5 E7\$ W7 D5 L5 W8 N3 L2 U2 W3 N12 W30 S44 FGR=[YR=2014] S1 W10 S20 E10 S1 E21 N21 W4 N1 W17\$ E17 S1 E4 S1 E13 FOP=[YR=2014] S7 E10 N4 W1 N6W7 S3 W2\$ E2 N3 E7 S6 E5 S1 E7N1 E3 N37\$.											