



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
Exterior Wall		16	WD FR STUC 100		0900	01	2,978	108.8520	129.26	384,936	2019	2019	0	0	1.50	98.50													
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2020												Heated Area: 2486												
Roof Cover		03	COMP SHNGL 100														HX Base Yr 2020												
Interior Wall		05	DRYWALL 100																										
Interior Floo		11	CLAY TILE 60																										
Interior Floo		14	CARPET 40																										
Air Condition		03	CENTRAL 100																										
Heating Type		04	AIR DUCTED 100																										
Bedrooms			3 100																										
Bathrooms			2.5 100																										
Frame		02	WOOD FRAME 100																										
Stories		1.	1. 100																										
Units		0	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	2,486	100	2,486	316,520																									
FGR	737	55	405	51,565																									
FOP	62	30	19	2,419																									
FOP	200	30	60	7,640																									
FST	15	55	8	1,018																									
TOTALS		3,500		2,978	379,162																								
EXTRA FEATURES					32501 WILLOW PARKE CIR, FERNANDINA BEACH																								
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	0855	CONC PAVER	0 100	13	3	39.00	SF	10.00	10.00	100	2019	2019	3	99	386														
2	0855	CONC PAVER	0 100	0	0	796.00	SF	10.00	10.00	100	2019	2019	3	99	7,880														
3	0911	SCRN RM A	0 100	45	20	900.00	SF	17.50	17.50	100	2020	2020	3	93	14,648														
4	0861	POOL GUNIT	0 100	24	12	288.00	SF	85.00	85.00	100	2020	2020	3	95	23,256														
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860														
6	0855	CONC PAVER	0 100	0	0	690.00	SF	10.00	10.00	100	2020	2020	3	99	6,831														
7	0462	ST/AL FNC	0 100	275	0	1,100.00	SF	10.00	10.00	100	2020	2020	3	95	10,450														
8	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588														
LAND DESCRIPTION										TOTAL OB/XF 65,899																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
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	65,000												