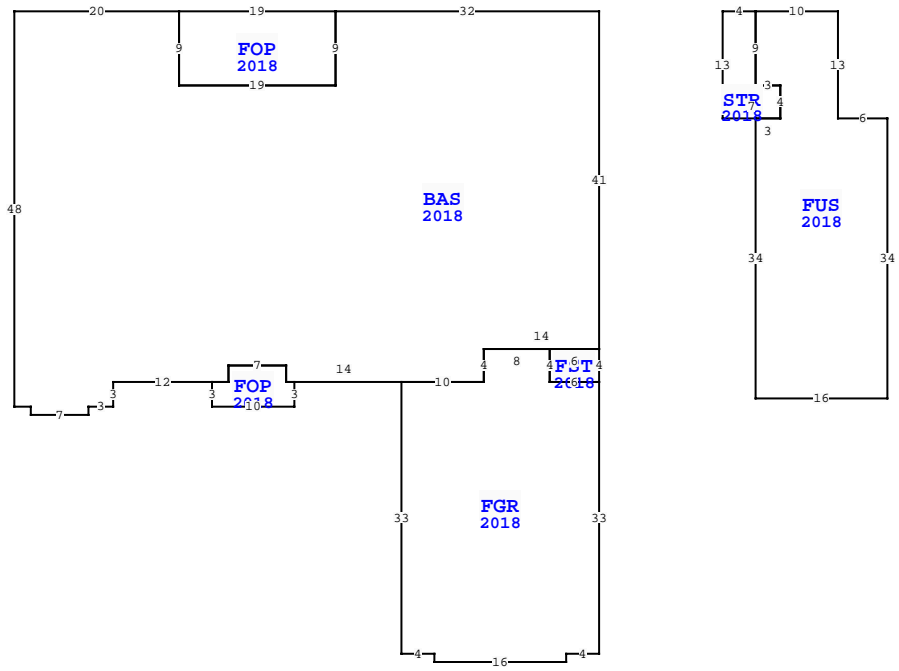




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	4,204	99.0000	117.56	494,222	2018	2018	0	0	2.00	98.00		
1 SNGL FAM - 100% - 2022 Heated Area: 3659 HX Base Yr 2022													



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	2,997	100	2,997	345,280
FGR	840	55	462	53,227
FOP	44	30	13	1,497
FOP	171	30	51	5,876
FST	24	55	13	1,497
FUS	662	100	662	76,269
STR	64	10	6	691
TOTALS	4,802		4,204	484,338

EXTRA FEATURES																
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 PAVR	0	100	0	1,502.00	SF	10.00	10.00	100	2018	2018	3	98	14,720	

32509 WILLOW PARKE CIR, FERNANDINA BEACH				BLD DATE		LGL DATE	06/22/2023	MLU
				XF DATE		LAND DATE		
				INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			484,338	
TOTAL MARKET OB/XF VALUE			14,720	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			564,058	
SOH/AGL Deduction			105,220	
ASSESSED VALUE			458,838	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			408,838	
TOTAL JUST VALUE			564,058	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			445,474	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2004171	SOLAR PANELS	19,746	08/01/2020
C1706590	CO ISSUED	0	01/24/2018
B1706590	NEW CONSTR	461,562	07/24/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2178/1819	2/16/2018	WD Q	Q	I	01	562,500

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: KRAMMER SUSAN R  
2147/0718 8/21/2017 WD U V 30 69,900  
GRANTOR: FLORA PARKE DEVELOPME  
GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2018] W32 FOP=[YR=2018] W19 S9E19 N9\$ S9 W19 N9 W20 S48 E2 S1E7 N1 E3 N3 E12 FOP=[YR=2018] S3 E10 N3 W1 N2 W7 S2 W2\$ E2 N2 E7 S2 E14 FGR=[YR=2018] S33 E4 S1 E16 N1 E4 N33 FST=[YR=2018] N4 W6 S4 E6\$ W6 N4 W8 S4 W10\$ E10 N4 E14 N41\$ PTR=E15 STR=[YR=2018] E4 FUS=[YR=2018] E10 S13 E6 S34 W16 N34 E3 N4 W3 N9 \$ S9 E3 S4 W7 N13\$ W15\$.

LAND DESCRIPTION														TOTAL OB/XF 14,720										
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	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							