

LOT 127
IN OR 2141/1498
FLORA PARKE #5 PB 7/335

HERUM ROBERT & BARBARA L/E/
32527 WILLOW PARKE CIRLCE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0127-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 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	2,521	100	2,521	317,184
FGR	585	55	322	40,513
FOP	76	30	23	2,894
FOP	180	30	54	6,795
FST	15	55	8	1,006
TOTALS	3,377		2,928	368,392

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	0811	CONCRETE B	0	100	0	0	914.00	SF	5.20	5.20	100	2015	2015	3	96	4,563	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2015	2015	3	96	468	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2015	2015	3	96	56	
4	0861	POOL GUNIT	0	100	0	0	236.00	SF	85.00	85.00	100	2016	2016	3	84	16,850	
5	0911	SCRN RM A	0	100	0	0	720.00	SF	17.50	17.50	100	2016	2016	3	78	9,828	
6	0855	CONC PAVER	0	100	0	0	484.00	SF	10.00	10.00	100	2016	2016	3	97	4,695	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	78	1,560	

LAND DESCRIPTION			TOTAL OB/XF 38,020														
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
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

MARKET ADJUSTMENTS										EYB	ECON	FNCT	NORM	% COND
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB				2015			0	96.50
0900	01	2,928	109.7920	130.38	381,753	2015				2015		0	3.50	96.50
1 SNGL FAM - 100% - 2017										Heated Area: 2521				
										HX Base Yr 2017				

BLD DATE	09/23/2015	KK	LGL DATE	
XF DATE			LAND DATE	06/22/2023
INC DATE			AG DATE	MLU
32527 WILLOW PARKE CIR, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		368,392	
TOTAL MARKET OB/XF VALUE		38,020	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		471,412	
SOH/AGL Deduction		160,926	
ASSESSED VALUE		310,486	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		260,486	
TOTAL JUST VALUE		471,412	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		373,232	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632495	SWIM POOL	39,183	06/10/2016
B1530373	CO ISSUED	0	10/13/2015
B1530373	NEW CONSTR	314,171	05/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2141/1498	8/21/2017	QC	U	I	11	100
GRANTOR: HERUM ROBERT E & HERU						
GRANTEE: HERUM AARON M & LA						
2042/1411	4/26/2016	WD	Q	I	01	344,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HERUM ROBERT & BARB						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W15 FOP=[YR=2015] W20 S9 E20 N9\$ S9 W20 N9 W15 S56 E11 FOP=[YR=2015] S7 E10 N4 W2 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2015] S11 E20 N2 E10 N20 W10 S2 W4 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W11 S9\$ N9 E20 N50\$.									