

LOT 128  
IN OR 1890/1403  
FLORA PARKE #5 PB 7/335

GALLMAN JOHN K & TERRY L  
32531 WILLOW PARKE CR  
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0128-0000



| 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 70   |
| Interior Floo            | 14 | CARPET 30      |
| 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       |

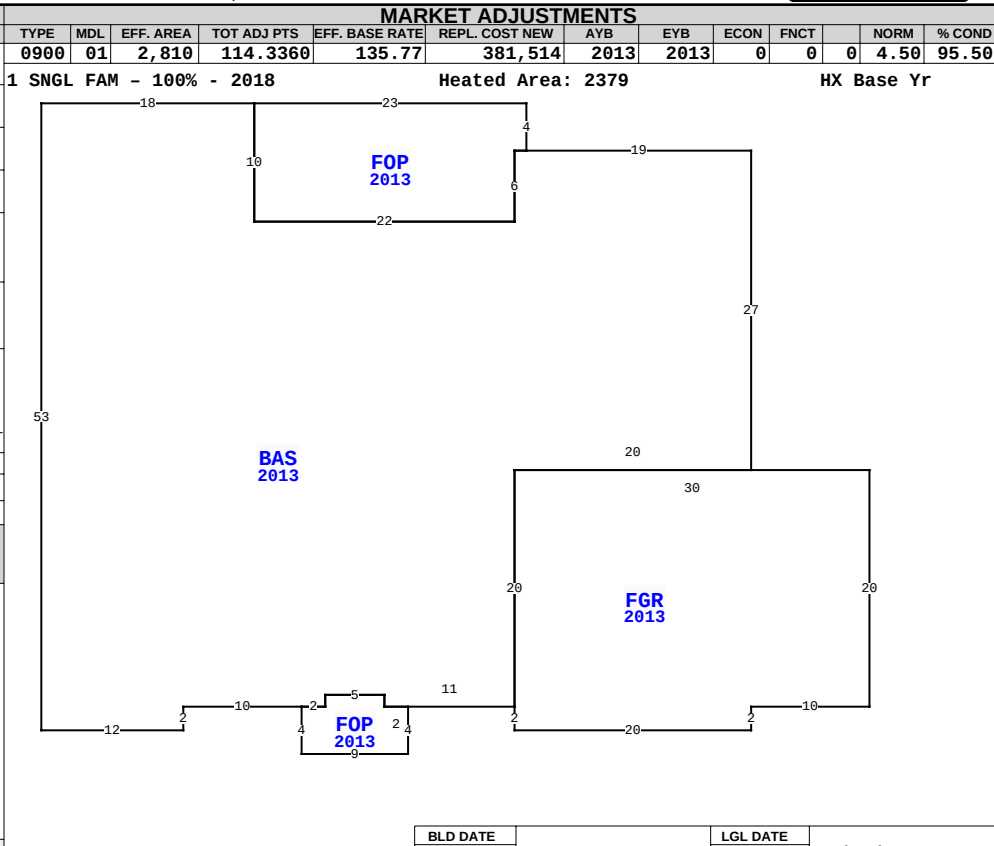
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4041.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,379            | 100         | 2,379        | 308,462              |
| FGR       | 640              | 55          | 352          | 45,640               |
| FOP       | 41               | 30          | 12           | 1,556                |
| FOP       | 224              | 30          | 67           | 8,688                |
| TOTALS    | 3,284            |             | 2,810        | 364,346              |

| TOTALS         |            | 3,284       |     |     | 2,810 | 364,346 |  |
|----------------|------------|-------------|-----|-----|-------|---------|--|
| EXTRA FEATURES |            |             |     |     |       |         |  |
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L     | W       |  |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0     | 0       |  |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 0     | 0       |  |
| 3              | 0462       | ST/AL FNC   | 0   | 100 | 280   | 0       |  |
| 4              | 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 |     |  |  |  |  |
|                  |          |     |                      |     |     |  |  |  |  |
|                  |          |     |                      |     |     |  |  |  |  |
|                  |          |     |                      |     |     |  |  |  |  |
|                  |          |     |                      |     |     |  |  |  |  |
|                  |          |     |                      |     |     |  |  |  |  |
|                  |          |     |                      |     |     |  |  |  |  |
|                  |          |     |                      |     |     |  |  |  |  |
|                  |          |     |                      |     |     |  |  |  |  |

REVIEW DATE 04/20/2018 BY KWX



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 16,997      |  |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 16,997      |  |  |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

| NASSAU COUNTY PROPERTY           |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1 4                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY                |  |  |  |  |  |  |  |  |  |  |  |  |  |
| STANDARD                         |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 4 Tax Dist:           |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 364,346    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 16,997  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 65,000 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 446,343       |  |  |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 0              |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 446,343           |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE 13 446,343 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 0             |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 446,343         |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE 0                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 353,597  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1226701   | CO ISSUED   | 0       | 10/24/2013 |
| P1316339   | NEW CONSTR  | 0       | 01/01/2013 |
| B1226701   | NEW CONSTR  | 282,973 | 12/01/2012 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1890/1403                      | 11/15/2013 | WD           | Q      | I      | 02        | 282,900       |  |
| GRANTOR: SEDA CONSTRUCTION COM |            |              |        |        |           |               |  |
| GRANTEE: GALLMAN JOHN K & TE   |            |              |        |        |           |               |  |
| 1834/0185                      | 12/28/2012 | WD           | U      | V      | 30        | 53,000        |  |
| GRANTOR: FLORA PARKE DEVELOPME |            |              |        |        |           |               |  |
| GRANTEE: SEDA CONSTRUCTION C   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2013] W19 FOP=[YR=2013] N4 W23 S10 E22 N6 E1 \$ W1 S6 W22 N10 W18 S53 E12 N2 E10 FOP=[YR=2013] S4 E9 N4 W2N1 W5 S1 W2 \$ E2 N1 E5 S1 E11 FGR=[YR=2013] S2 E20 N2 E10 N20 W30 S20 \$ N20 E20 N27 \$. |  |  |  |  |  |  |  |  |  |  |  |  |  |