LOT 5
FLORA PARKE #4 PB 7/137

MCKINLEY LARRY D & LAURA A
32547 WILLOW PARKE CIR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0552-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

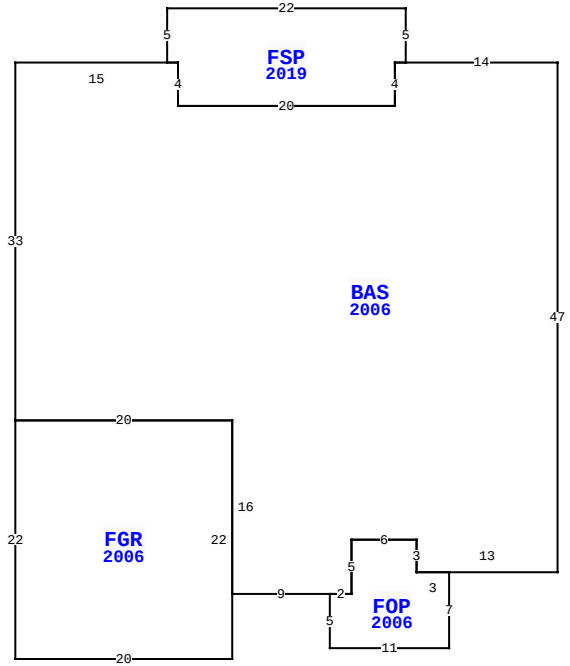
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,994	100	1,994	248,933
FGR	440	55	242	30,212
FOP	91	30	27	3,371
FSP	190	40	76	9,488
TOTALS	2,715		2,339	292,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,339	106.8200	133.52	312,303	2006	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2020 Heated Area: 1994 HX Base Yr 2020



32547 WILLOW PARKE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,003
TOTAL MARKET OB/XF VALUE		18,970
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		385,973
SOH/AGL Deduction		140,650
ASSESSED VALUE		245,323
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,323
TOTAL JUST VALUE		385,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1619689	REMODEL	0	07/01/2016
E17641	NEW CONSTR	2,000	07/01/2006
C0617960	CO ISSUED	169,422	06/01/2006
B0617960	NEW CONSTR	169,422	06/01/2006
P0611257	NEW CONSTR	0	06/01/2006
R0609406	REPAIR/RRF	2,800	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2268/1900	4/16/2019	WD	Q	I	01	290,000
GRANTOR: CUTSHAW PRICHARD M &						
GRANTEE: MCKINLEY LARRY D &						
1455/0569	10/30/2006	WD	Q	I		271,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CUTSHAW PRICHARD M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N47 W14 FSP=[YR=2019] N5 W22 S5 E1 S4 E20 N4 E1$ W1 S4 W20 N4 W15 S33 FGR=[YR=2006] S22 E20 N22 W20$E20 S16 E9 FOP=[YR=2006] S5 E11 N7 W3 N3 W6 S5 W2$ E2 N5 E6 S3 E13$.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2006	2006	3	87	390	
3	0810	CONCRETE A	0	100	37	16	592.00	SF	6.50	6.50	100	2006	2006	3	87	3,348	
4	0855	CONC PAVER	0	100	0	0	635.00	SF	10.00	10.00	100	2017	2017	3	97	6,160	
5	0462	ST/AL FNC	0	100	200	0	800.00	SF	10.00	10.00	100	2017	2017	3	84	6,720	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 18,970

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	75,000.00	75,000.00	75,000							

REVIEW DATE 11/18/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS