

SAUCO NATALIE LYNN/ODUEKE OLALEKAN O
32548 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

26-2N-28-0552-0007-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT 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 2,453 106.4640 133.08 326,445 2009 2009 0 0 7.00 93.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2020 Heated Area: 2116 HX Base Yr 2020										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 303,594									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 76,443									
Interior Floo 14 CARPET 70																				TOTAL LAND VALUE - MARKET 75,000									
Interior Floo 11 CLAY TILE 30																				TOTAL MARKET VALUE 455,037									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 144,717									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 310,320									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2 100																				BASE TAXABLE VALUE 260,320									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 455,037									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 434,284									
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B1632896 SCR ROOM 30,221 08/01/2016									
MAP NUM MKT AREA 04																				B1632555 SWIM POOL 51,600 06/22/2016									
NEIGHBORHOOD/LOC 4041.00																				C21851 CO ISSUED 0 09/21/2009									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				M14492 MECH OTHER 0 04/01/2009									
BAS 2,116 100 2,116 261,885																				E21249 ELEC OTHER 2,000 09/01/2008									
FGR 464 55 255 31,560																				R11519 REPAIR/RRF 2,800 09/01/2008									
FOP 40 30 12 1,485																													
FOP 144 30 43 5,321																													
UOP 136 20 27 3,341																													
TOTALS 2,900 2,453 303,594																													
EXTRA FEATURES										32548 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										BLD DATE YE DATE LGL DATE LAND DATE AG DATE										04/08/2024 MLU									
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2009 2009 3 93 3,255																													
2 0811 CONCRETE B 0 100 0 0 593.00 SF 5.20 5.20 100 2009 2009 3 90 2,775																													
3 0462 ST/AL FNC 0 100 0 0 480.00 SF 10.00 10.00 100 2011 2011 3 64 3,072																													
4 0861 POOL GUNIT 0 100 0 0 599.00 SF 85.00 85.00 100 2016 2016 3 81 41,241																													
5 0911 SCRNM RM A 0 100 0 0 1,317.00 SF 17.50 17.50 100 2016 2016 3 74 17,055																													
6 0855 CONC PAVER 0 100 0 0 788.00 SF 10.00 10.00 100 2016 2016 3 96 7,565																													
7 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2016 2016 3 74 1,480																													
LAND DESCRIPTION										TOTAL OB/XF 76,443																			
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 0003 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 75,000.00 75,000.00 75,000																													
REVIEW DATE 01/11/2023 BY DJ										Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000										PRINTED 08/06/2024 BY SYS									