

LOT 70
IN OR 1869/322
FLORA PARKE #5 PB 7/335

ACKER RONALD P JR & CARA L/
32532 WILLOW PARKE CR
FERNANDINA BEACH, FL 32034

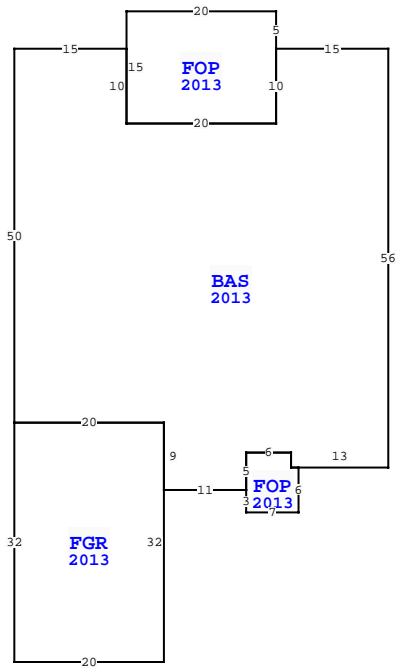
2024

26-2N-28-0553-0070-0000



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	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.	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
BAS	2,501	100	2,501
FGR	640	55	352
FOP	54	30	16
FOP	300	30	90
TOTALS	3,495		2,959
			390,089

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,959	111.0140	138.77	410,620	2013	2013	0	0	5.00	95.00
1 SNGL FAM - 100% - 2016 Heated Area: 2501 HX Base Yr 2016											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		390,089	
TOTAL MARKET OB/XF VALUE		64,373	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		529,462	
SOH/AGL Deduction		192,126	
ASSESSED VALUE		337,336	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		287,336	
TOTAL JUST VALUE		529,462	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		504,419	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428900	SCRNENCL	26,550	06/01/2014
B1428695	SWIM POOL	37,500	04/01/2014
B1226674	CO ISSUED	0	06/28/2013
P1316328	NEW CONSTR	0	01/01/2013
B1226674	NEW CONSTR	298,545	12/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1869/0322	7/12/2013	WD Q	Q	I	02	296,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ACKER RONALD P JR &						
1834/0195	12/28/2012	WD U	V	V	30	53,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2013] W15 FOP=[YR=2013] N5 W20 S15 E20 N10 \$ S10 W20 N10 W15 S50 FGR=[YR=2013] S32 E20 N32 W20 \$ E20 S9 E11 FOP=[YR=2013] S3 E7 N6 W1 N2 W6 S5 \$ N5 E6 S2 E13 N56 \$.	

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	0812	CONCRETE C	0	100	0	1,406.00	SF	4.00	4.00	100	2013	2013	3	94	5,287	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
3	0911	SCRN RM A	0	100	0	1,500.00	SF	17.50	17.50	100	2014	2014	3	65	17,063	
4	0861	POOL GUNIT	0	100	0	450.00	SF	85.00	85.00	100	2014	2014	3	75	28,688	
5	0855	CONC PAVER	0	100	0	1,050.00	SF	10.00	10.00	100	2014	2014	3	95	9,975	
TOTAL OB/XF															64,373	

LAND DESCRIPTION		TOTAL OB/XF																						
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	75,000.00	75,000.00	75,000							