

LOT 102
IN OR 1916/496
FLORA PARKE #5 PB 7/335

FUREY CAROL A & WILLIAM C
32516 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0102-0000



BUILDING CHARACTERISTICS	
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	14 CARPET 60
Interior Floo	11 CLAY TILE 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

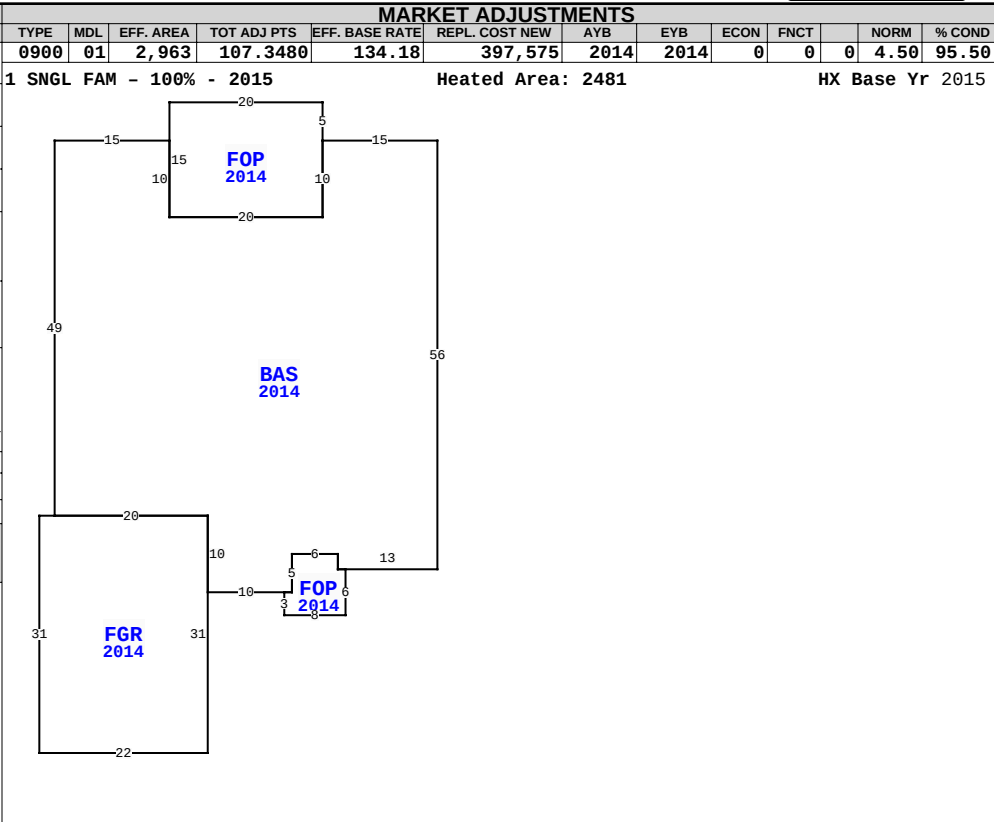
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,481	100	2,481	317,920
FGR	682	55	375	48,054
FOP	57	30	17	2,178
FOP	300	30	90	11,533

TOTALS	3,520	2,963	379,684
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	1,580.00	SF	5.20	5.20	
3	0911	SCRN RM A	0	100	49	32	1,568.00	SF	17.50	17.50	
4	0861	POOL GUNIT	0	100	0	0	476.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	1,352.00	SF	10.00	10.00	
6	0462	ST/AL FNC	0	100	230	0	920.00	SF	10.00	10.00	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
80,651											

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80,651											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 379,684											
TOTAL MARKET OB/XF VALUE 80,651											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 535,335											
SOH/AGL Deduction 214,281											
ASSESSED VALUE 321,054											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 271,054											
TOTAL JUST VALUE 535,335											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 511,268											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428814	SWIM POOL	39,000	05/01/2014
B1327939	CO ISSUED	0	04/10/2014
B1327939	NEW CONSTR	312,084	11/01/2013

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1916/0496	5/06/2014	WD	U	I	11		100		
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: FUREY CAROL A & WIL									
1913/1349	4/17/2014	WD	Q	I	01		311,200		
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: FUREY CAROL A & WIL									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W15 FOP=[YR=2014] N5 W20 S15 E20 N10 \$ S10 W20 N10 W15 S49 FGR=[YR=2014] W2 S31 E22 N31 W20 \$ E20 S10E10 FOP=[YR=2014] S3 E8 N6 W1 N2 W6 S5 W1 \$ E1 N5 E6 S2 E13 N56 \$.											