LOT 103
IN OR 2187/97
FLORA PARKE #5 PB 7/335

CAM & MEM TRUST/MATYJASIK CAROL ANN TRUSTEE
32512 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0103-0000

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

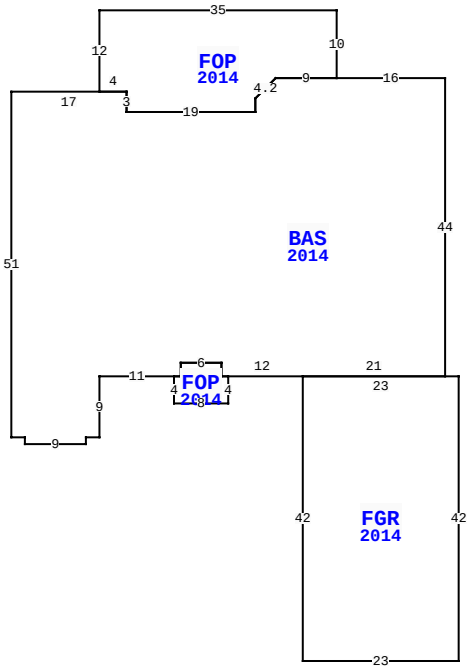
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,797	100	2,797	359,695
FGR	966	55	531	68,286
FOP	44	30	13	1,672
FOP	458	30	137	17,618
TOTALS	4,265		3,478	447,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,478	107.7320	134.66	468,347	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2015 Heated Area: 2797 HX Base Yr 2015



32512 WILLOW PARKE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		447,271
TOTAL MARKET OB/XF VALUE		77,141
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		599,412
SOH/AGL Deduction		239,193
ASSESSED VALUE		360,219
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		310,219
TOTAL JUST VALUE		599,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906848	STORM PANELS	18,289	09/01/2019
B1530350	SUMMER KTA	8,000	04/28/2015
B1429537	SCRNENCL	31,231	11/01/2014
B1429475	SWIM POOL	46,598	10/01/2014
B1328156	CO ISSUED	0	09/09/2014
B1328156	NEW CONSTR	365,607	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2187/0097	3/29/2018	WD	U	I	11	100
GRANTOR: MATYJASIK MICHAEL E &						
GRANTEE: CAM & MEM TRUST						
1940/1538	9/25/2014	WD	Q	I	02	367,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MATYJASIK MICHAEL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W16 FOP=[YR=2014] N10 W35 S12 E4 S3 E19 N2 U3 R3 E9 $ W9 D3 L3 S2 W19 N3 W17 S51 E2 S1 E9 N1 E2 N9 E11 FOP=[YR=2014] S4 E8 N4 W1 N2 W6 S2 W1 $ E1 N2 E6 S2 E12 FGR=[YR=2014] S42 E23 N42 W23 $ E21 N44 $.

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	0811	CONCRETE B	0	100	0	0	989.00	SF	5.20	5.20	100	2014	2014	3	95	4,886	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
3	0861	POOL GUNIT	0	100	0	0	449.00	SF	85.00	85.00	100	2015	2015	3	78	29,769	
4	0911	SCRN RM A	0	100	0	0	1,537.00	SF	17.50	17.50	100	2015	2015	3	70	18,828	
5	0855	CONC PAVER	0	100	0	0	1,088.00	SF	10.00	10.00	100	2015	2015	3	95	10,336	
6	0855	CONC PAVER	0	100	4	4	16.00	SF	10.00	10.00	100	2015	2015	3	95	152	
7	0855	CONC PAVER	0	100	0	0	270.00	SF	10.00	10.00	100	2015	2015	3	95	2,565	
8	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00	7.00	100	2015	2015	3	95	319	
9	0462	ST/AL FNC	0	100	0	0	888.00	SF	10.00	10.00	100	2015	2015	3	78	6,926	

LAND DESCRIPTION

TOTAL OB/XF 77,141

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	000100	C	SFR	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 05/11/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS