LOT 107
IN OR 1945/1837
FLORA PARKE #5 PB 7/335

CHALMERS LYNNE C/SHAPERO BRAD
32496 WILLOW PARKE CR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0107-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

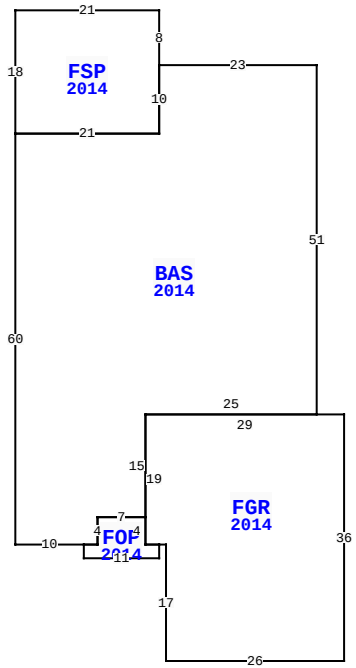
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,367	100	2,367	314,546
FGR	993	55	546	72,557
FOP	50	30	15	1,993
FSP	378	40	151	20,066
TOTALS	3,788		3,079	409,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,079	111.3200	139.15	428,443	2014	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2016 Heated Area: 2367 HX Base Yr 2016



32496 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		409,163
TOTAL MARKET OB/XF VALUE		18,598
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		502,761
SOH/AGL Deduction		169,372
ASSESSED VALUE		333,389
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		283,389
TOTAL JUST VALUE		502,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1706127	GENERATOR	4,400	10/01/2017
B1428640	CO ISSUED	0	10/15/2014
B1428640	NEW CONSTR	323,554	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1945/1837	10/27/2014	WD	U	I	37	403,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CHALMERS LYNNE C &						
1919/0442	5/06/2014	WD	U	V	30	63,900
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W23FSP=[YR=2014] N8 W21 S18 E21 N10 $ S10 W21 S60 E10 FOP=[YR=2014] S2 E11 N2 FGR=[YR=2014] E1 S17 E26 N36 W29 S19 E2 $ W2 N4 W7 S4 W2 $ E2 N4 E7 N15 E25 N51 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
2	0855	CONC PAVER	0	100	0	0	1,604.00	SF	10.00	10.00	100	2014	2014	3	95	15,238	

LAND DESCRIPTION

TOTAL OB/XF 18,598

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS