

LOT 108
IN OR 1820/888
FLORA PARKE #5 PB 7/335

PESTER GEORGE A & MICHELE M
32492 WILLOW PARKE CR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0108-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 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	

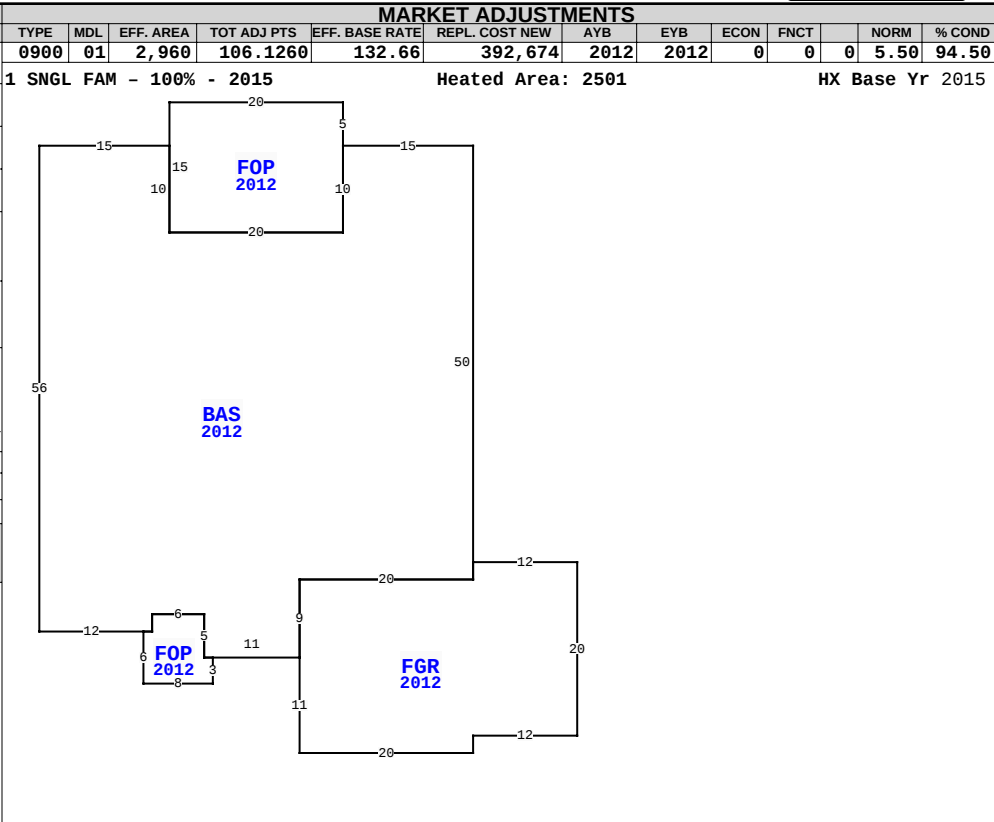
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,501	100	2,501	313,535
FGR	640	55	352	44,128
FOP	57	30	17	2,131
FOP	300	30	90	11,282

TOTALS	3,498		2,960	371,077
--------	-------	--	-------	---------

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012
2	0811	CONCRETE B	0	100	0	0	897.00	SF	5.20	5.20	100	2012
3	0911	SCRN RM A	0	100	32	40	1,280.00	SF	17.50	17.50	100	2013
4	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2013
5	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	100	2013

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

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----



32492 WILLOW PARKE CIR, FERNANDINA BEACH

TOTAL OB/XF												
53,970												

TOTAL OB/XF												
53,970												

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		371,077	
TOTAL MARKET OB/XF VALUE		53,970	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		500,047	
SOH/AGL Deduction		199,343	
ASSESSED VALUE		300,704	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		250,704	
TOTAL JUST VALUE		500,047	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		476,048	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326884	XFOB	0	02/01/2013
C1226031	CO ISSUED	0	10/05/2012
M17303	H/AC	0	06/01/2012
E25085	NEW CONSTR	0	05/01/2012
P15929	NEW CONSTR	0	05/01/2012
B26031	NEW CONSTR	293,074	05/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1820/0888	10/12/2012	WD Q	I	02	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: PESTER GEORGE A & M					
1790/0941	4/25/2012	WD U	V	30	
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2012] W15 FOP=[YR=2012] N5 W20 S15 E20 N10 \$ S10 W20 N10 W15 S56 E12 FOP=[YR=2012] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E11 FGR=[YR=2012] S11 E20 N2 E12 N20 W12 S2 W20 S9 \$ N9 E20 N50 \$.					