

BATSON BRETT & KATHRYN MEJIA
32484 WILLOW PARKE CR
FERNANDINA BEACH, FL 32034

26-2N-28-0553-0110-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 100										0900 01 3,576 107.1900 133.99 479,148 2013 2013 0 0 5.00 95.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2019 Heated Area: 3026 HX Base Yr 2019										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 455,191									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 73,254									
Interior Floo 11 CLAY TILE 70																				TOTAL LAND VALUE - MARKET 75,000									
Interior Floo 14 CARPET 30																				TOTAL MARKET VALUE 603,445									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 197,163									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 406,282									
Bedrooms 5 100																				TOTAL EXEMPTION VALUE HX HB DV 60,000									
Bathrooms 4 100																				BASE TAXABLE VALUE 346,282									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 603,445									
Stories 1.5 1.5 100																				NCON VALUE 62,400									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 510,639									
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				22017391 ADDITION 6,960 11/23/2022									
MAP NUM MKT AREA 04																				22007303 SWIM POOL 75,683 05/11/2022									
NEIGHBORHOOD/LOC 4041.00																				B1327402 CO ISSUED 0 11/22/2013									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				E1326590 NEW CONSTR 0 08/01/2013									
BAS 2,566 100 2,566 326,627																				B1327402 NEW CONSTR 356,140 07/01/2013									
FGR 723 55 398 50,662																													
FOP 36 30 11 1,400																													
FOP 224 30 67 8,528																													
FUS 460 100 460 58,553																													
UOP 372 20 74 9,419																													
TOTALS 4,381 3,576 455,191																													
EXTRA FEATURES										32484 WILLOW PARKE CIR, FERNANDINA BEACH																			
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										BLD DATE YE DATE INC DATE										LGL DATE LAND DATE AG DATE									
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2013 2013 3 96 3,360										04/08/2024 MLU																			
2 0812 CONCRETE C 0 100 0 0 1,308.00 SF 4.00 4.00 100 2013 2013 3 94 4,918																													
3 0855 CONC PAVER 0 100 75 3 225.00 SF 10.00 10.00 100 2013 2013 3 94 2,115																													
4 0855 CONC PAVER 0 100 7 7 49.00 SF 10.00 10.00 100 2013 2013 3 94 461																													
5 0912 SCRNM RM G 1 100 0 0 1,040.00 SF 20.00 20.00 100 2023 2023 100 20,800																													
6 0861 POOL GUNIT 1 100 0 0 416.00 SF 85.00 85.00 100 2023 2023 100 35,360																													
7 0855 CONC PAVER 1 100 0 0 624.00 SF 10.00 10.00 100 2023 2023 100 6,240																													
LAND DESCRIPTION										TOTAL OB/XF 73,254																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 03/29/2023 BY DJ										Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000										PRINTED 08/06/2024 BY SYS									