LOT 113
IN OR 1884/319
FLORA PARKE #5 PB 7/335

VANCAMP STEPHEN E/JONES MILLIE H
32472 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0113-0000

BUILDING CHARACTERISTICS

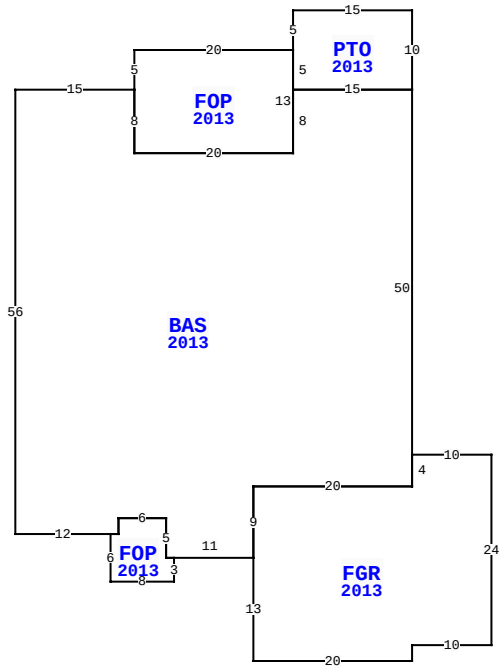
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,541	100	2,541	331,460
FGR	680	55	374	48,786
FOP	57	30	17	2,217
FOP	260	30	78	10,175
PTO	150	5	8	1,043
TOTALS	3,688		3,018	393,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,018	109.8480	137.31	414,402	2013	2013	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2015 Heated Area: 2541 HX Base Yr 2015



32472 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		393,682
TOTAL MARKET OB/XF VALUE		13,436
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		482,118
SOH/AGL Deduction		192,214
ASSESSED VALUE		289,904
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		239,904
TOTAL JUST VALUE		482,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327043	CO ISSUED	0	09/12/2013
E1326157	NEW CONSTR	0	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1884/0319	9/20/2013	WD	Q	I	02	285,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: VANCAMP STEPHEN E &						
1855/1362	4/30/2013	WD	U	V	30	48,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] W15 S5 FOP=[YR=2013] W20 S5 BAS=[YR=2013] W15 S56 E12 FOP=[YR=2013] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E11 FGR=[YR=2013] S13 E20 N2 E10 N24 W10 S4 W20 S9 $ N9 E20 N50 W15 S8 W20 N8 $ S8 E20 N13 $ S5 E15 N10 $.

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	774.00	SF	5.20	5.20	100	2013	2013	3	94	3,783	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
3	0476	VF 6 SBPL	0	100	0	0	222.00	LF	32.00	32.00	100	2013	2013	3	85	6,038	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	85	255	

LAND DESCRIPTION

TOTAL OB/XF 13,436

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