

LOT 117
IN OR 1706/279
FLORA PARKE #5 PB 7/335

SULLIVAN BARRY W & REBEKAH L
32461 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0117-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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	1.5	1.5 100
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	1,965	100	1,965	255,528
FGR	472	55	260	33,811
FOP	64	30	19	2,471
FOP	248	30	74	9,623
FUS	328	100	328	42,653
STR	36	10	4	520

TOTALS	3,113		2,650	344,605
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	1,048.00	SF	5.20	5.20	
3	0462	ST/AL FNC	0	100	230	0	920.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 2,650 111.2640 139.08 368,562 2010 2010 0 0 0 6.50 93.50

1 SNGL FAM - 100% - 2011 Heated Area: 2293 HX Base Yr 2011

BAS 2010

FGR 2010

FOP 2010

FOP 2010

FUS 2010

32461 WILLOW PARKE CIR, FERNANDINA BEACH

BLD DATE 04/08/2024 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		344,605	
TOTAL MARKET OB/XF VALUE		14,623	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		434,228	
SOH/AGL Deduction		208,911	
ASSESSED VALUE		225,317	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		170,317	
TOTAL JUST VALUE		434,228	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		409,193	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2003739	H/AC	0	05/01/2020
C22745	CO ISSUED	0	02/05/2010
M0914870	H/AC	0	10/01/2009
P13935	OTHER	0	09/01/2009
E22092	ELEC OTHER	2,000	09/01/2009
B12032	REPAIR/RRF	3,000	08/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1706/0279	10/07/2010	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					258,500
GRANTEE: SULLIVAN BARRY W &					
1650/0290	11/06/2009	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					79,000
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=2010] W17 FOP=[YR=2010] N8 W33 S8 E11 U2 R2 E6
D2 R2 E12 \$ W12 U2 L2 W6 D2 L2 W15 S37 FGR=[YR=2010]
S22 E5 S1 E10 N1 E6 N22 W21 \$ E21 N1 E10 FOP=[YR=2010] S4
E10 N4 W2 N4 W6 S4 W2 \$ E2 N4 E6 S4 E5 S1 E8 N1 E2 N36 \$ PTR=
E30 FUS=[YR=2010] E6 STR=[YR=2010] E4 S9 W4 N9\$ S9 E6 S16
W2 S5 W10 N5 W2 N16 E2 N9\$ W30 \$.