

LOT 126
IN OR 2044/1865
FLORA PARKE #5 PB 7/335

BRYANT VINCENT B & LUCINDA M
32521 WILLOW PARKE PL
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0126-0000



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

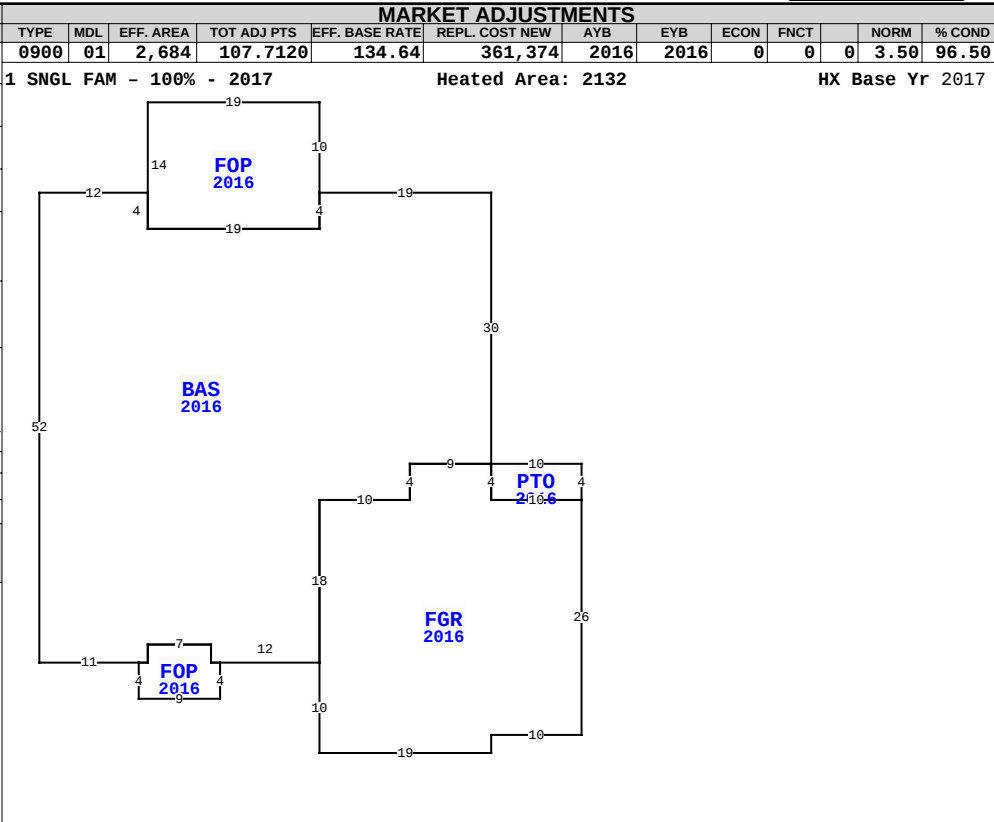
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	2,132	277,005
FGR	828	55	455	59,117
FOP	50	30	15	1,949
FOP	266	30	80	10,394
PTO	40	5	2	260

TOTALS	3,316		2,684	348,726
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	25	3	75.00	SF	6.50	6.50	100	2016
2	0811	CONCRETE B	0 100	0	0	954.00	SF	5.20	5.20	100	2016
3	0855	CONC PAVER	0 100	0	0	860.00	SF	10.00	10.00	100	2021

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



TOTAL OB/XF											
13,744											

TOTAL OB/XF											
13,744											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 4											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						348,726					
TOTAL MARKET OB/XF VALUE						13,744					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						437,470					
SOH/AGL Deduction						163,075					
ASSESSED VALUE						274,395					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						224,395					
TOTAL JUST VALUE						437,470					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						411,896					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2005396	H/AC	0	07/01/2020
B1531507	CO ISSUED	0	04/06/2016
B1531507	NEW CONSTR	284,934	12/03/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2044/1865	5/05/2016	WD	Q	I	01	300,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRYANT VINCENT B &						
2020/1262	12/21/2015	WD	U	V	30	69,900
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

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

BUILDING DIMENSIONS											
BAS=[YR=2016] W19 FOP=[YR=2016] N10 W19 S14 E19 N4\$ S4 W19 N4 W12 S52 E11 FOP=[YR=2016] S4 E9 N4 W1 N2 W7 S2 W1\$ E1 N2 E7 S2 E12 FGR=[YR=2016] S10 E19 N2 E10 N26 PTO=[YR=2016] N4 W10 S4 E10\$ W10 N4 W9 S4 W10 S18\$ N18 E10 N4 E9 N30\$.											