LOT 128
IN OR 1890/1403
FLORA PARKE #5 PB 7/335

GALLMAN JOHN K & TERRY L
32531 WILLOW PARKE CR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0128-0000

BUILDING CHARACTERISTICS

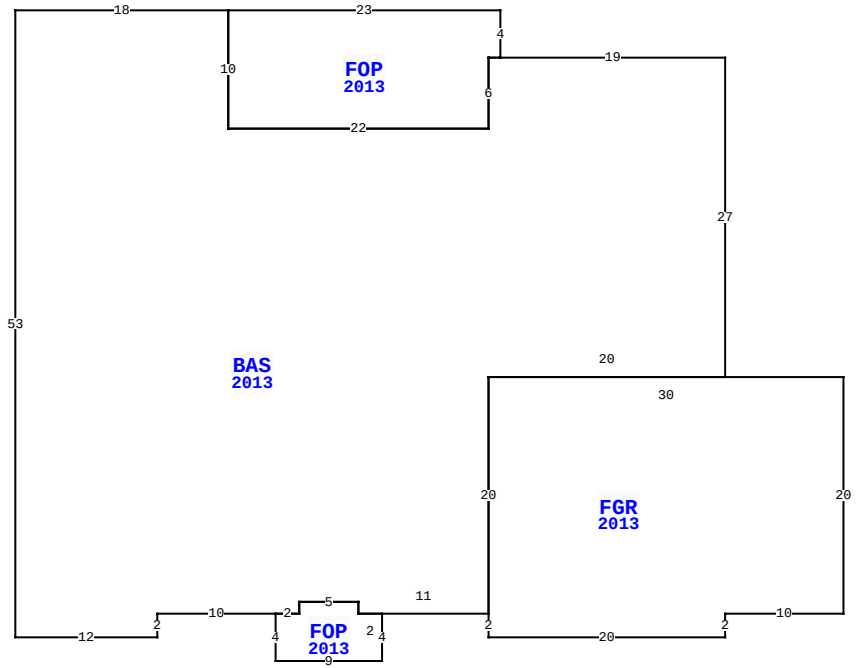
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,379	100	2,379	323,007
FGR	640	55	352	47,793
FOP	41	30	12	1,629
FOP	224	30	67	9,097
TOTALS	3,284		2,810	381,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,810	114.3360	142.92	401,605	2013	2013	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2018 Heated Area: 2379 HX Base Yr



32531 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		381,525
TOTAL MARKET OB/XF VALUE		16,606
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		473,131
SOH/AGL Deduction		13,398
ASSESSED VALUE		459,733
TOTAL EXEMPTION VALUE	13	459,733
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		473,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226701	CO ISSUED	0	10/24/2013
P1316339	NEW CONSTR	0	01/01/2013
B1226701	NEW CONSTR	282,973	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1890/1403	11/15/2013	WD	Q	I	02	282,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GALLMAN JOHN K & TE						
1834/0185	12/28/2012	WD	U	V	30	53,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W19 FOP=[YR=2013] N4 W23 S10 E22 N6 E1 $ W1 S6 W22 N10 W18 S53 E12 N2 E10 FOP=[YR=2013] S4 E9 N4 W2N1 W5 S1 W2 $ E2 N1 E5 S1 E11 FGR=[YR=2013] S2 E20 N2 E10 N20 W30 S20 $ N20 E20 N27 $.

EXTRA FEATURES

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
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	
2	0811	CONCRETE B	0	100	0	0	938.00	SF	5.20	5.20	100	2013	2013	3	94	4,585	
3	0462	ST/AL FNC	0	100	280	0	1,120.00	SF	10.00	10.00	100	2014	2014	3	75	8,400	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 16,606

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	000134	C	SFR POND	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