

LOT 129
IN OR 1953/1806
FLORA PARKE #5 PB 7/335

WRIGHT MATTHEW T & DANA M
32535 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0129-0000



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 60
Interior Floo	12	HARDWOOD 40
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	2,501	100	2,501	333,405
FGR	600	55	330	43,992
FOP	57	30	17	2,266
FOP	300	30	90	11,998
TOTALS	3,458		2,938	391,660

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	2014	2014	3	96	3,360
2	0811	CONCRETE B	0	100	0	0		886.00	SF 5.20	5.20	100	2014	2014	3	95	4,377
3	0861	POOL GUNIT	0	100	0	0		442.00	SF 85.00	85.00	100	2020	2020	3	93	34,940
4	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2020	2020	3	90	1,800
5	0857	SANDSTONE/	0	100	0	0		708.00	SF 16.00	16.00	100	2020	2020	3	100	11,328
6	0911	SCRN RM A	0	100	0	0		1,150.00	SF 17.50	17.50	100	2020	2020	3	90	18,113

LAND DESCRIPTION			TOTAL OB/XF 73,918													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 02/11/2021 BY KW

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,938	111.6720	139.59	410,115	2014	2014	0	0	4.50	95.50
1 SNGL FAM - 100% - 2015 Heated Area: 2501 HX Base Yr 2015											
32535 WILLOW PARKE CIR, FERNANDINA BEACH											
BLD DATE 04/08/2024 MLU											

TOTAL OB/XF 73,918															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00

TOTAL OB/XF 73,918															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4			Tax Dist:		
BUILDING MARKET VALUE			391,660		
TOTAL MARKET OB/XF VALUE			73,918		
TOTAL LAND VALUE - MARKET			75,000		
TOTAL MARKET VALUE			540,578		
SOH/AGL Deduction			180,400		
ASSESSED VALUE			360,178		
TOTAL EXEMPTION VALUE			50,000		
BASE TAXABLE VALUE			310,178		
TOTAL JUST VALUE			540,578		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			514,392		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004206	SCRN ENCLSR	6,720	05/15/2020
B2002541	SWIM POOL	82,516	03/20/2020
B1428972	C0 ISSUED	0	12/02/2014
B2428972	NEW CONSTR	309,626	06/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1953/1806	12/09/2014	WD	Q	I	01	322,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WRIGHT MATTHEW TYLE						
1924/0763	6/19/2014	WD	U	V	30	63,900
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

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

BUILDING DIMENSIONS						
BAS=[YR=2014] W15 FOP=[YR=2014] N5 W20 S15 E20 N10 \$ S10 W20 N10 W15 S56 E12 FOP=[YR=2014] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E11 FGR=[YR=2014] S11 E20 N2 E10 N20 W10 S2 W20 S9 \$ N9 E20 N50 \$.						

PRINTED 08/06/2024 BY SYS