



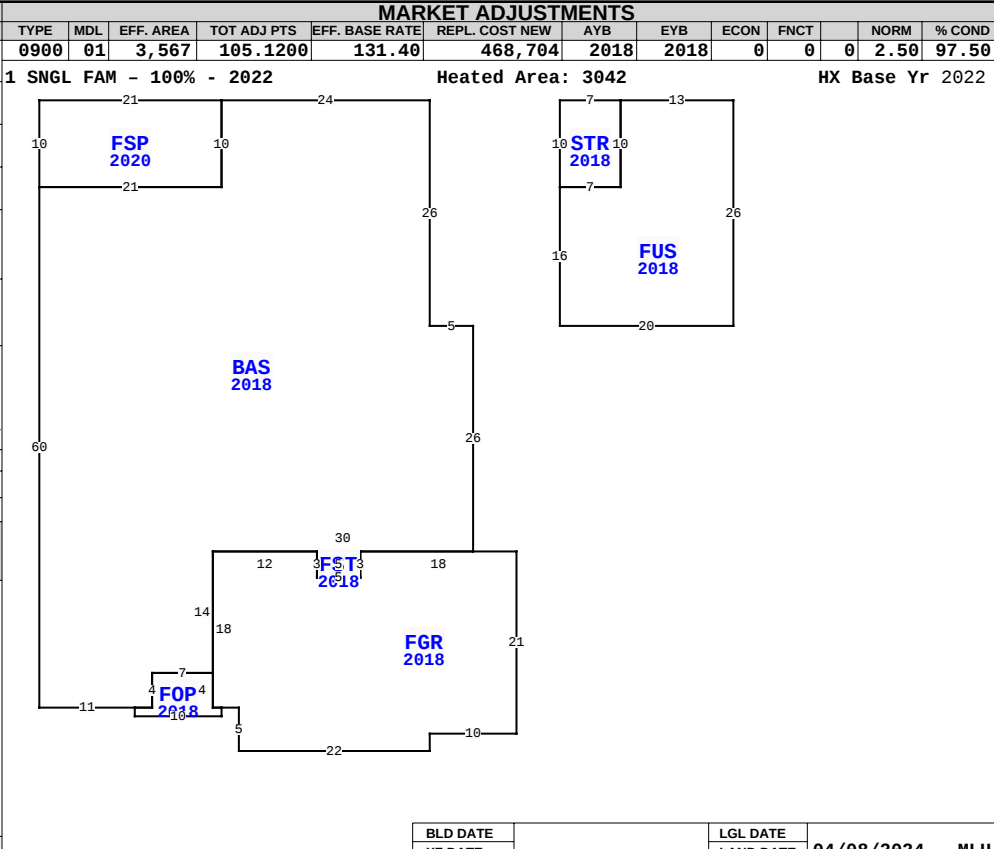
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,592	100	2,592	332,074
FGR	755	55	415	53,168
FOP	38	30	11	1,409
FSP	210	40	84	10,762
FST	15	55	8	1,025
FUS	450	100	450	57,652
STR	70	10	7	897
TOTALS	4,130		3,567	456,986

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0463	FENCE GATE	0	100	0	0			
2	0462	ST/AL FNC	0	100	260	0			
3	0811	CONCRETE B	0	100	0	0			
4	0810	CONCRETE A	0	100	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	SFR POND	100	



32539 WILLOW PARKE CIR, FERNANDINA BEACH													
TOTAL OB/XF 14,546													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													PAGE 1 of 1 4
VALUATION BY													STANDARD
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE													456,986
TOTAL MARKET OB/XF VALUE													14,546
TOTAL LAND VALUE - MARKET													75,000
TOTAL MARKET VALUE													546,532
SOH/AGL Deduction													211,858
ASSESSED VALUE													334,674
TOTAL EXEMPTION VALUE													55,000
BASE TAXABLE VALUE													279,674
TOTAL JUST VALUE													546,532
NCON VALUE													0
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													516,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0191080	C0 ISSUED	0	02/04/2019
B1805056	NEW CONSTR	400,769	05/18/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2478/1446	7/06/2021	WD	Q	I	02	515,000			
GRANTOR: ABSHER JAMES T & BOWE									
GRANTEE: ECKSTEIN ARLYNDA &									
2262/0706	3/18/2019	WD	Q	I	02	435,500			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: ABSHER JAMES T & BO									

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2018] W24 FSP=[YR=2020] W21 S10 E21 N10\$ S10 W21 S60 E11 FOP=[YR=2018] S1 E10 N1 FGR=[YR=2018] E2 S5 E22 N2 E10 N21 W18 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W12 S18 E1\$ W1 N4 W7 S4 W2\$ E2 N4 E7 N14 E30 N26 W5 N26\$ PTR=E15 STR=[YR=2018] E7 FUS=[YR=2018] E13 S26 W20 N16 E7 N10\$ S10 W7 N10\$ W15\$.													