LOT 2
IN OR 1529/772
FLORA PARKE #4 PB 7/137

YE HANG
32430 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0552-0002-0000

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

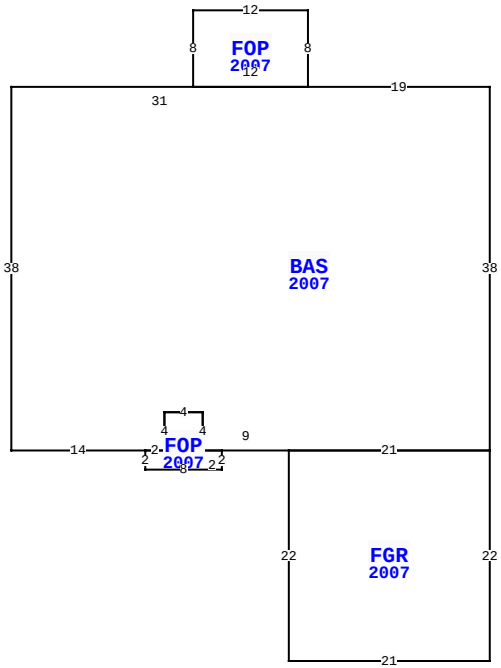
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	2007	1,884	252,442
FGR	462	55	2007	254	34,034
FOP	32	30	2007	10	1,340
FOP	96	30	2007	29	3,886
TOTALS	2,474			2,177	291,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,177	110.9360	146.44	318,800	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2008 Heated Area: 1884 HX Base Yr 2008



32430 WILLOW PARKE CIR, FERNANDINA BEACH

BLD DATE	01/10/2008 RK	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		291,702
TOTAL MARKET OB/XF VALUE		6,584
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		383,286
SOH/AGL Deduction		177,242
ASSESSED VALUE		206,044
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,322
TOTAL JUST VALUE		383,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19403	ELEC OTHER	2,000	06/01/2007
M13027	MECH OTHER	0	06/01/2007
C19967	CO ISSUED	164,406	05/01/2007
B19967	NEW CONSTR	164,406	05/01/2007
R10402	REPAIR/RRF	2,800	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/0772	10/08/2007	WD	Q	I		254,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: YE HANG						
1495/1671	5/01/2007	WD	U	V	19	60,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W19 FOP=[YR=2007] N8 W12 S8 E12 $ W31 S38 E14
FOP=[YR=2007] S2 E8 N2 W2 N4 W4 S4 W2 $ E2 N4 E4 S4 E9
FGR=[YR=2007] S22 E21 N22 W21 $ E21 N38 $.

EXTRA FEATURES

LN	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	2007	2007	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	759.00	SF	5.20	5.20	100	2007	2007	3	87	3,434	

LAND DESCRIPTION

TOTAL OB/XF 6,584

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/18/2019 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS