LOT 3
L/E OR 1477/1345
FLORA PARKE #4 PB 7/137

SKASKIW DOROTHY O L/E/BARBARA L YATES
32433 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0552-0003-0000

BUILDING CHARACTERISTICS

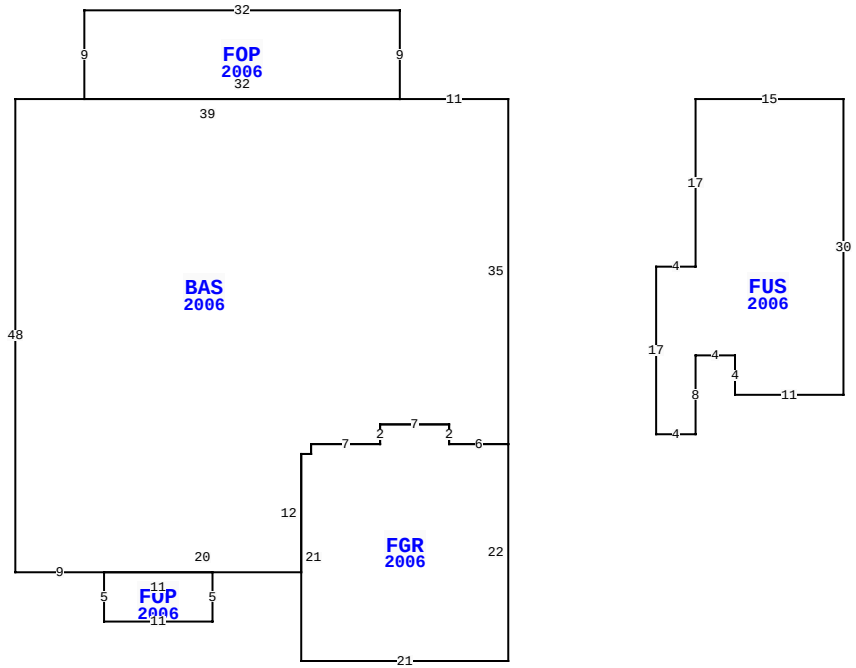
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,114	100	2006	2,114	270,977
FGR	475	55	2006	261	33,455
FOP	55	30	2006	16	2,051
FOP	288	30	2006	86	11,024
FUS	502	100	2006	502	64,347
TOTALS	3,434			2,979	381,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,979	106.1260	140.09	417,328	2006	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2007 Heated Area: 2616 HX Base Yr 2007



32433 WILLOW PARKE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 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		381,855
TOTAL MARKET OB/XF VALUE		5,955
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		472,810
SOH/AGL Deduction		239,701
ASSESSED VALUE		233,109
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		177,387
TOTAL JUST VALUE		472,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E2005780	CHNGE SRVC	0	07/01/2020
B2003733	REPAIR/RRF	20,000	05/01/2020
C0516738	CO ISSUED	0	01/01/2005
B0516738	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/1345	2/08/2007	QC	U	I	18	100
GRANTOR: SKASKIW DOROTHY O						
GRANTEE: SKASKIW DOROTHY O L						
1428/0605	7/17/2006	WD	Q	I		319,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SKASKIW DOROTHY O						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N22 BAS=[YR=2006] N35 W11 FOP=[YR=2006] N9 W32 S9 E32$W39 S48 E9 FOP=[YR=2006] S5 E11 N5 W11$E20 N12 E1N1 E7 N2 E7 S2 E6$W6N2 W7 S2 W7 S1W1 S21 E21$ PTR=N23 E15 FUS=[YR=2006] N17E4 N17 E15 S30 W11 N4 W4 S8 W4$ W15S23$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2006	2006	3	86	419	
3	0810	CONCRETE A	0	100	42	16	672.00	SF	6.50	6.50	100	2006	2006	3	86	3,756	

LAND DESCRIPTION

TOTAL OB/XF 5,955

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	000134	C	RES POND	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