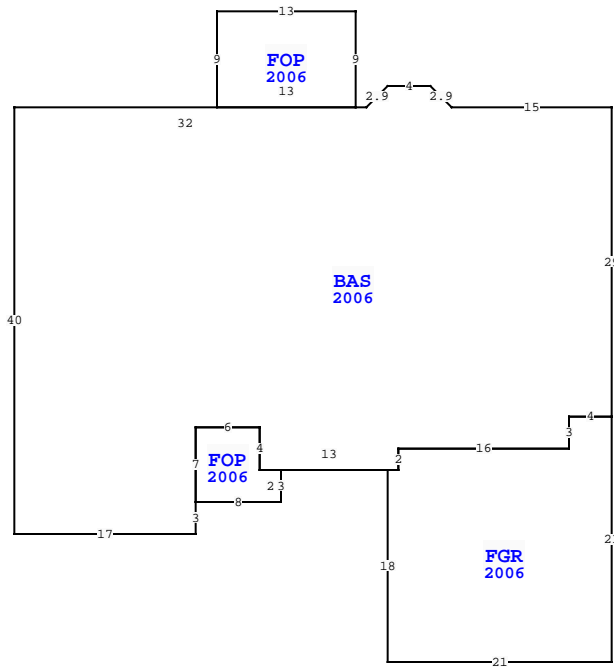




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	16	WD FR STUC	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	70	
Interior Floor	08	SHT VINYL	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms	4	100		
Bathrooms	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
BAS	1,942	100	2006	1,942
FGR	430	55	2006	236
FOP	48	30	2006	14
FOP	117	30	2006	35
TOTALS	2,537			2,227
				285,746

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2007								
Heated Area: 1942						HX Base Yr 2007					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			285,746
TOTAL MARKET OB/XF VALUE			5,604
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			376,350
SOH/AGL Deduction			190,672
ASSESSED VALUE			185,678
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			134,956
TOTAL JUST VALUE			376,350
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			352,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16987	CO ISSUED	0	01/01/2006
B16987	NEW CONSTR	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/0500	8/01/2022	SW	U	I	11	100
GRANTOR: PHAM PHUONG LINH & MI						
GRANTEE: NGUYEN DAVID DU Y &						
1418/1835	6/09/2006	WD	Q	I		261,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PHAM PHUONG L & MIN						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0810	CONCRETE A	0	100	36	3	SF	6.50	6.50	100	2006	2006	3	86	604	
3	0810	CONCRETE A	0	100	36	16	SF	6.50	6.50	100	2006	2006	3	86	3,220	
<b>TOTAL OB/XF</b>															5,604	

BUILDING NOTES			
32543 WILLOW PARKE CIR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
FGR=[YR=2006] N23 BAS=[YR=2006] N29 W15 L2 U2 W4 D2 L2 W1			
FOP=[YR=2006] N9 W13 S9 E13 W32 S40 E17 N3 FOP=[YR=2006] E8			
N3 W2 N4 W6 S7 N7 E6 S4 E13 N2 E16 N3 E4 W4 S3 W16 S2 W1 S18 E21 S.			

LAND DESCRIPTION		TOTAL OB/XF																						
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	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							