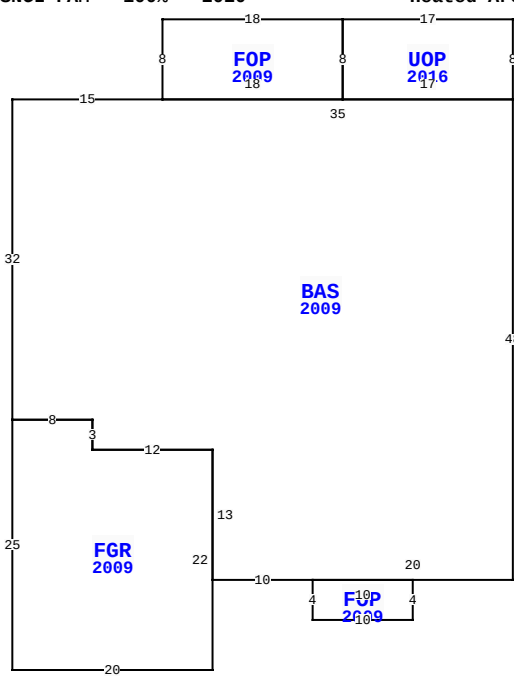


SAUCO NATALIE LYNN/ODUEKE OLALEKAN O
32548 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

26-2N-28-0552-0007-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND									
Exterior Wall		16		WD FR STUC 100		0900		01		2,453		106.4640		140.53		344,720		2009		2009		0		0		7.50		92.50							
Roof Structur		03		GABLE/HIP 100		1 SNGL FAM - 100% - 2020										Heated Area: 2116										HX Base Yr 2020									
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				3 100																															
Bathrooms				2 100																															
Frame		02		WOOD FRAME 100																															
Stories		1.		1. 100																															
Units		00		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		2,116		100		2009		2,116		275,059																									
FGR		464		55		2009		255		33,147																									
FOP		40		30		2009		12		1,560																									
FOP		144		30		2009		43		5,590																									
UOP		136		20		2016		27		3,509																									
TOTALS		2,900						2,453		318,866																									
EXTRA FEATURES										32548 WILLOW PARKE CIR, FERNANDINA BEACH										BLD DATE 04/23/2025 LGL DATE 04/23/2025 MLU															
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	2009	2009	3	92	3,220															
2	0811	CONCRETE B		0	100	0	0	593.00		SF	5.20		5.20		100	2009	2009	3	89	2,744															
3	0462	ST/AL FNC		0	100	0	0	480.00		SF	10.00		10.00		100	2011	2011	3	60	2,880															
4	0861	POOL GUNIT		0	100	0	0	599.00		SF	85.00		85.00		100	2016	2016	3	78	39,714															
5	0911	SCRN RM A		0	100	0	0	1,317.00		SF	17.50		17.50		100	2016	2016	3	70	16,133															
6	0855	CONC PAVER		0	100	0	0	788.00		SF	10.00		10.00		100	2016	2016	3	95	7,486															
7	0871	POOL HTR R		0	100	0	0	1.00		UT	2,000.00		2,000.00		100	2016	2016	3	70	1,400															
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																	
REVIEW DATE 01/11/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																			