LOT 70
IN OR 1869/322
FLORA PARKE #5 PB 7/335

ACKER RONALD P JR & CARA L/
32532 WILLOW PARKE CR
FERNANDINA BEACH, FL 32034

**2025**

**26-2N-28-0553-0070-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

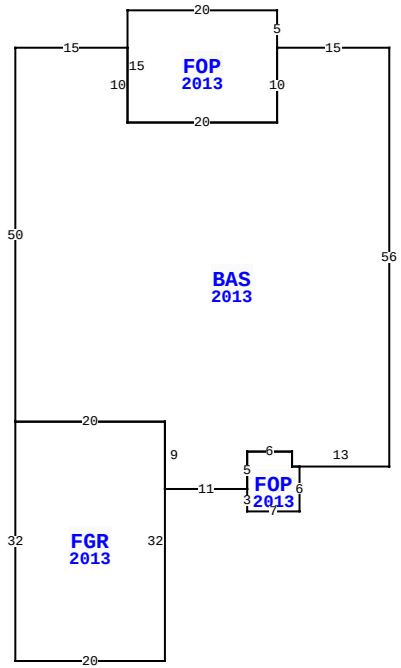
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 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 | 2,501 | 100 | 2013 | 2,501 | 346,340 |
| FGR | 640 | 55 | 2013 | 352 | 48,745 |
| FOP | 54 | 30 | 2013 | 16 | 2,216 |
| FOP | 300 | 30 | 2013 | 90 | 12,464 |
| TOTALS | 3,495 | | | 2,959 | 409,763 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,959 | 111.0140 | 146.54 | 433,612 | 2013 | 2013 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SNGL FAM – 100% - 2016 Heated Area: 2501 HX Base Yr 2016




32532 WILLOW PARKE CIR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | | 409,763 |
| TOTAL MARKET OB/XF VALUE | | 61,333 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 556,096 |
| SOH/AGL Deduction | | 208,977 |
| ASSESSED VALUE | | 347,119 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 296,397 |
| TOTAL JUST VALUE | | 556,096 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 529,462 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1428900 | SCRNENCL | 26,550 | 06/01/2014 |
| B1428695 | SWIM POOL | 37,500 | 04/01/2014 |
| B1226674 | CO ISSUED | 0 | 06/28/2013 |
| P1316328 | NEW CONSTR | 0 | 01/01/2013 |
| B1226674 | NEW CONSTR | 298,545 | 12/01/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1869/0322 | 7/12/2013 | WD | Q | I | 02 | 296,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: ACKER RONALD P JR & | | | | | | |
| 1834/0195 | 12/28/2012 | WD | U | V | 30 | 53,000 |
| GRANTOR: FLORA PARKE DEVELOPME | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2013] W15 FOP=[YR=2013] N5 W20 S15 E20 N10 $ S10 W20 N10 W15 S50 FGR=[YR=2013] S32 E20 N32 W20 $ E20 S9 E11 FOP=[YR=2013] S3 E7 N6 W1 N2 W6 S5 $ N5 E6 S2 E13 N56 $.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,406.00 | SF | 4.00 | 4.00 | 100 | 2013 | 2013 | 3 | 93 | 5,230 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2013 | 2013 | 3 | 95 | 3,325 | |
| 3 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,500.00 | SF | 17.50 | 17.50 | 100 | 2014 | 2014 | 3 | 60 | 15,750 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 450.00 | SF | 85.00 | 85.00 | 100 | 2014 | 2014 | 3 | 71 | 27,158 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,050.00 | SF | 10.00 | 10.00 | 100 | 2014 | 2014 | 3 | 94 | 9,870 | |

## LAND DESCRIPTION

TOTAL OB/XF 61,333

| 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