LOT 105
FLORA PARKE #5 PB 7/335

HASER NORA Y & DOUGLAS WARREN
32504 WILLOW PARKE CIR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0105-0000

BUILDING CHARACTERISTICS

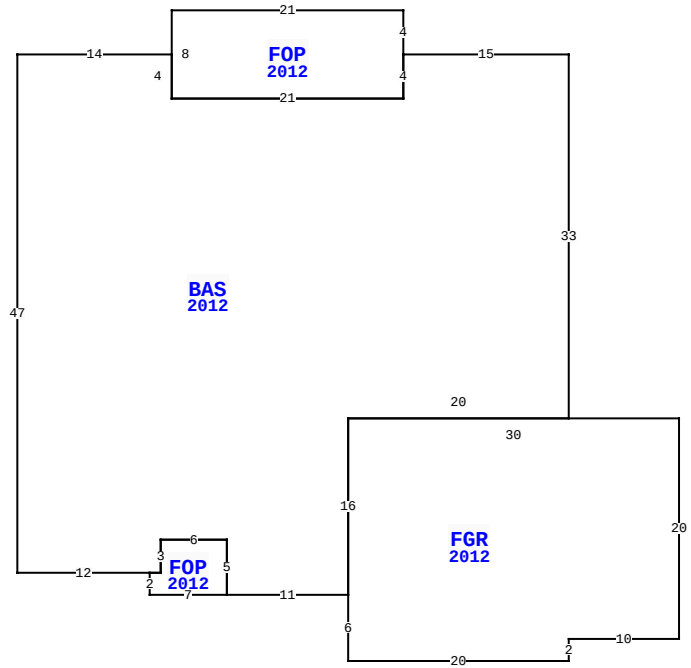
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,990	100	2012	1,990	273,202
FGR	640	55	2012	352	48,325
FOP	32	30	2012	10	1,373
FOP	168	30	2012	50	6,865
TOTALS	2,830			2,402	329,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,402	110.6420	146.05	350,812	2012	2012	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2024 Heated Area: 1990 HX Base Yr 2024



32504 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		329,763
TOTAL MARKET OB/XF VALUE		14,033
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		428,796
SOH/AGL Deduction		159,164
ASSESSED VALUE		269,632
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		218,910
TOTAL JUST VALUE		428,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25990	CO ISSUED	0	09/26/2012
M17280	H/AC	0	06/01/2012
E23081	NEW CONSTR	0	05/01/2012
E25027	ELEC OTHER	0	05/01/2012
B25990	NEW CONSTR	237,261	05/01/2012
P15927	NEW CONSTR	0	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2616/1344	1/31/2023	WD	Q	I	01	520,000
GRANTOR: RICHARDSON CANDACE TR						
GRANTEE: HASER NORA Y & DOUG						
2279/0613	5/30/2019	WD	Q	I	02	275,000
GRANTOR: ZACOT CHIMI I & JILL						
GRANTEE: RICHARDSON CANDACE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W15 FOP=[YR=2012] N4 W21 S8 E21 N4 $ S4 W21 N4 W14 S47 E12 FOP=[YR=2012] S2 E7 N5 W6 S3 W1 $ E1 N3 E6 S5 E11 FGR=[YR=2012] S6 E20 N2 E10 N20 W30 S16 $ N16 E20 N33 $.

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	0811	CONCRETE B	0	100	0	0	842.00	SF	5.20	5.20	100	2012	2012	3	92	4,028	
2	0855	CONC PAVER	0	100	15	14	210.00	SF	10.00	10.00	100	2012	2012	3	92	1,932	
3	0911	SCRN RM A	0	100	5	21	105.00	SF	17.50	17.50	100	2012	2012	3	50	919	
4	0855	CONC PAVER	0	100	0	0	730.00	SF	10.00	10.00	100	2020	2020	3	98	7,154	

LAND DESCRIPTION

TOTAL OB/XF 14,033

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS