LOT 107
FLORA PARKE #5 PB 7/335

RUIZ RODERICK & MICHELINE SCHAUFFERT
32496 WILLOW PARKE CR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0107-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

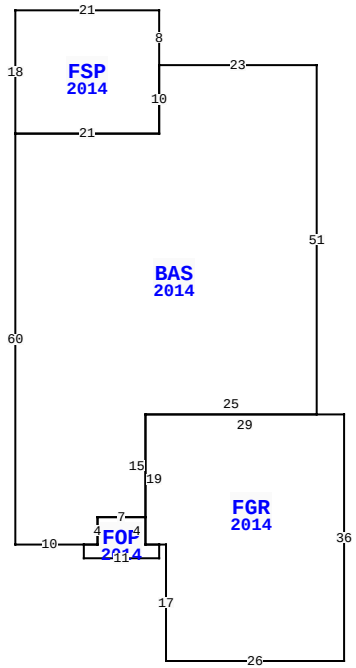
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,367	100	2014	2,367	330,417
FGR	993	55	2014	546	76,218
FOP	50	30	2014	15	2,094
FSP	378	40	2014	151	21,079
TOTALS	3,788			3,079	429,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,079	111.3200	146.94	452,428	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2025 Heated Area: 2367 HX Base Yr 2025



32496 WILLOW PARKE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		429,807
TOTAL MARKET OB/XF VALUE		18,438
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		533,245
SOH/AGL Deduction		324,693
ASSESSED VALUE		208,552
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,830
TOTAL JUST VALUE		533,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005314	NW RES SCN	12,500	05/16/2025
SP250002780	INGROUND POOL	75,000	03/18/2025
E1706127	GENERATOR	4,400	10/01/2017
B1428640	CO ISSUED	0	10/15/2014
B1428640	NEW CONSTR	323,554	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2748/1562	10/30/2024	WD	Q	I	01	635,000
GRANTOR: CHALMERS LYNNE C						
GRANTEE: RUIZ RODERICK & MIC						
1945/1837	10/27/2014	WD	U	I	37	403,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CHALMERS LYNNE C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W23FSP=[YR=2014] N8 W21 S18 E21 N10 $ S10 W21 S60 E10 FOP=[YR=2014] S2 E11 N2 FGR=[YR=2014] E1 S17 E26 N36 W29 S19 E2 $ W2 N4 W7 S4 W2 $ E2 N4 E7 N15 E25 N51 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
2	0855	CONC PAVER	0	100	0	0	1,604.00	SF	10.00	10.00	100	2014	2014	3	94	15,078	

LAND DESCRIPTION

TOTAL OB/XF 18,438

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	000100	C	RES	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 07/08/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS