LOT 110
IN OR 2205/1728
FLORA PARKE #5 PB 7/335

BATSON BRETT & KATHRYN MEJIA
32484 WILLOW PARKE CR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0110-0000

BUILDING CHARACTERISTICS

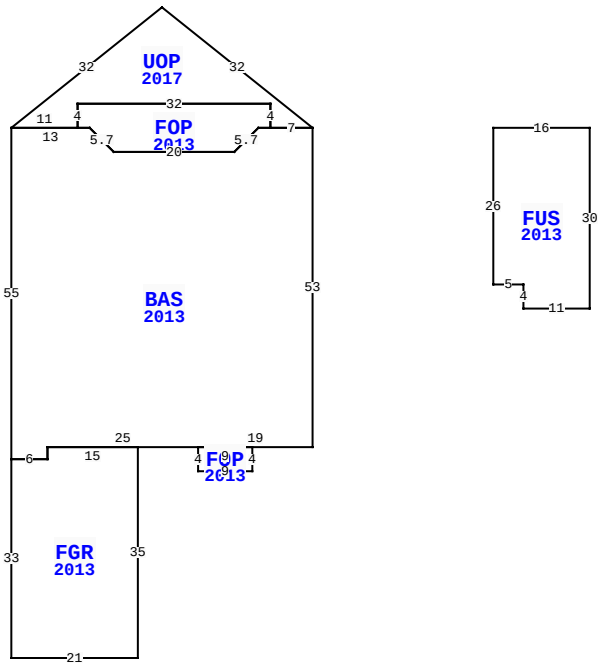
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,566	100	2013	2,566	343,095
FGR	723	55	2013	398	53,216
FOP	36	30	2013	11	1,470
FOP	224	30	2013	67	8,959
FUS	460	100	2013	460	61,505
UOP	372	20	2017	74	9,894
TOTALS	4,381			3,576	478,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,576	107.1900	141.49	505,968	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2019 Heated Area: 3026 HX Base Yr 2019



32484 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		478,140
TOTAL MARKET OB/XF VALUE		71,809
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		634,949
SOH/AGL Deduction		216,885
ASSESSED VALUE		418,064
TOTAL EXEMPTION VALUE	HX HB DV	60,722
BASE TAXABLE VALUE		357,342
TOTAL JUST VALUE		634,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		603,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017391	ADDITION	6,960	11/23/2022
22007303	SWIM POOL	75,683	05/11/2022
B1327402	CO ISSUED	0	11/22/2013
E1326590	NEW CONSTR	0	08/01/2013
B1327402	NEW CONSTR	356,140	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2205/1728	6/13/2018	WD	Q	I	01	375,000
GRANTOR: CANTIELLO CHRISTOPHER						
GRANTEE: BATSON BRETT & KATH						
1894/1254	12/12/2013	WD	Q	I	02	320,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CANTIELLO CHRISTOPH						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2017] U20 L25 L25 D20 E11 N4 E32 S4 E7$
BAS=[YR=2013] W7 FOP=[YR=2013] N4 W32 S4E2 D4 R4 E20 U4 R4 E2 $ W2 D4 L4 W20 U4 L4 W13 S55 FGR=[YR=2013] S33 E21 N35 W15 S2 W6$ E6 N2 E25 FOP=[YR=2013] S4 E9 N4 W9 $ E19 N53 $ PTR= E30 FUS=[YR=2013] E16 S30 W11 N4 W5 N26$ W30 $.

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	2013	2013	3	95	3,325	
2	0812	CONCRETE C	0	100	0	0	1,308.00	SF	4.00	4.00	100	2013	2013	3	93	4,866	
3	0855	CONC PAVER	0	100	75	3	225.00	SF	10.00	10.00	100	2013	2013	3	93	2,093	
4	0855	CONC PAVER	0	100	7	7	49.00	SF	10.00	10.00	100	2013	2013	3	93	456	
5	0912	SCRN RM G	1	100	0	0	1,040.00	SF	20.00	20.00	100	2023	2023		97	20,176	
6	0861	POOL GUNIT	1	100	0	0	416.00	SF	85.00	85.00	100	2023	2023		98	34,653	
7	0855	CONC PAVER	1	100	0	0	624.00	SF	10.00	10.00	100	2023	2023		100	6,240	

LAND DESCRIPTION

TOTAL OB/XF 71,809

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 03/29/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS