LOT 111
IN OR 1937/1385
FLORA PARKE #5 PB 7/335

FREY ROBERT A & JUDY W
32480 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0111-0000

BUILDING CHARACTERISTICS

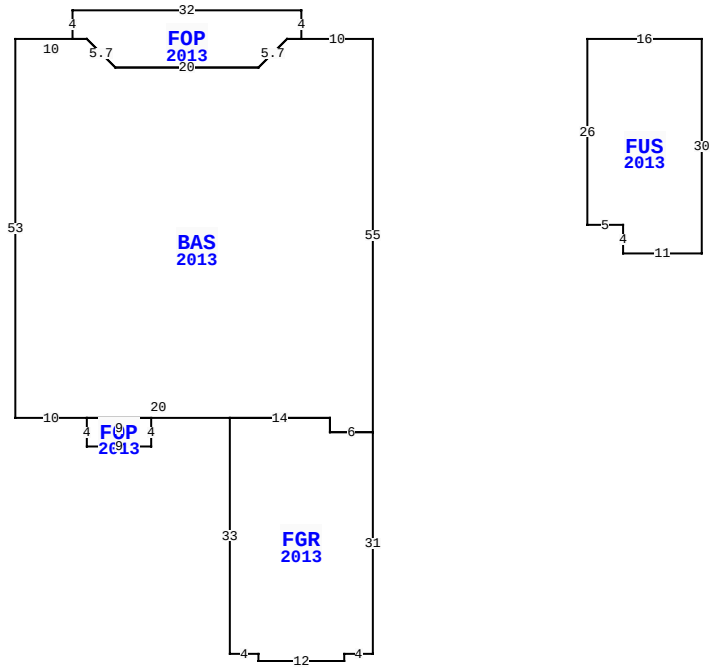
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	335,408
FGR	660	55	2013	363	47,448
FOP	36	30	2013	11	1,438
FOP	224	30	2013	67	8,757
FUS	460	100	2013	460	60,128
TOTALS	3,946			3,467	453,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,467	104.7880	138.32	479,555	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2015 Heated Area: 3026 HX Base Yr 2015



32480 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		453,179
TOTAL MARKET OB/XF VALUE		10,124
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		548,303
SOH/AGL Deduction		228,639
ASSESSED VALUE		319,664
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		268,942
TOTAL JUST VALUE		548,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326903	CO ISSUED	0	01/27/2014
B1326903	SFR	350,872	02/01/2013
E0922156	ELEC OTHER	2,000	10/01/2009
R12033	REPAIR/RRF	3,000	08/01/2009
B22746	NEW CONSTR	177,012	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1937/1385	9/03/2014	WD	Q	I	02	329,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FREY ROBERT A & JUD						
1650/0279	11/06/2009	WD	U	V	30	79,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W10 FOP=[YR=2013] N4 W32 S4 E2 D4 R4 E20 U4 R4 E2 $ W2 D4 L4 W20 U4 L4 W10 S53 E10 FOP=[YR=2013] S4 E9 N4 W9 $ E20 FGR=[YR=2013] S33 E4 S1 E12 N1 E4 N31 W6 N2 W14 $ E14 S2 E6 N55 $ 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	0811	CONCRETE B	0	100	0	0	1,406.00	SF	5.20	5.20	100	2013	2013	3	93	6,799	

LAND DESCRIPTION

TOTAL OB/XF 10,124

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS