LOT 115
FLORA PARKE #5 PB 7/335

WOLSKI FAMILY TRUST/WOLSKI VINCENT N TRUSTEE
32464 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0115-0000

BUILDING CHARACTERISTICS

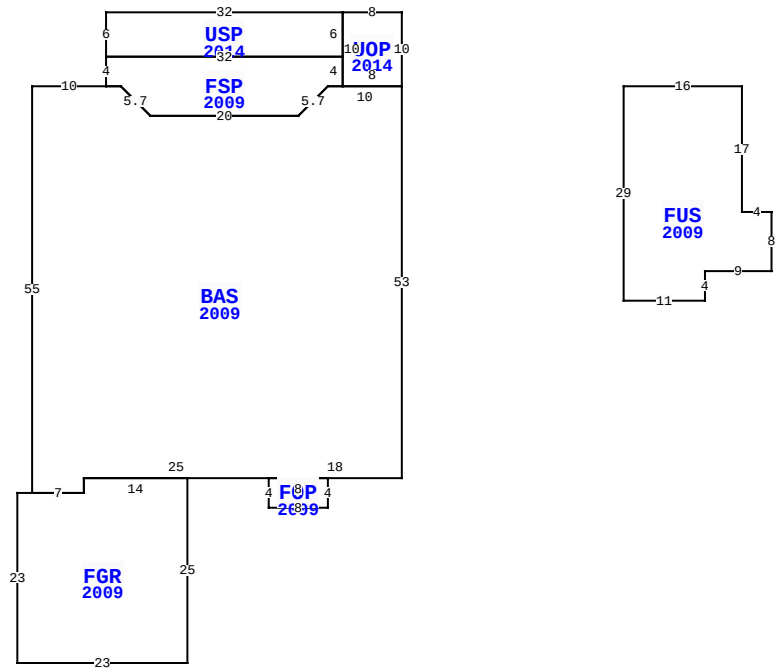
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,568	100	2009	2,568	330,727
FGR	557	55	2009	306	39,409
FOP	32	30	2009	10	1,288
FSP	224	40	2009	90	11,591
FUS	476	100	2009	476	61,303
UOP	80	20	2014	16	2,061
USP	192	30	2014	58	7,469
TOTALS	4,129			3,524	453,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,524	105.4800	139.23	490,647	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2010 Heated Area: 3044 HX Base Yr 2010



32464 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		453,848
TOTAL MARKET OB/XF VALUE		7,086
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		545,934
SOH/AGL Deduction		268,825
ASSESSED VALUE		277,109
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		221,387
TOTAL JUST VALUE		545,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429349	360SFFSP	7,646	09/01/2014
C22253	CO ISSUED	0	05/27/2009
M14401	MECH OTHER	0	03/01/2009
E21592	ELEC OTHER	2,000	02/01/2009
P13657	OTHER	0	02/01/2009
R11739	REPAIR/RRF	5,000	02/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/175	9/20/2023	WD	U	I	11	100
GRANTOR: WOLSKI VINCENT N						
GRANTEE: WOLSKI FAMILY TRUST						
1624/1424	6/11/2009	WD	Q	I	01	315,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WOLSKI VINCENT N &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2014] N10 W8 USP=[YR=2014] W32 S6 FSP=[YR=2009] S4 BAS=[YR=2009] W10 S55 FGR=[YR=2009] W2S23 E23 N25 W14 S2 W7 $ E7 N2 E25 FOP=[YR=2009] S4 E8 N4 W8 $ E18 N53 W10 D4 L4 W20 U4 L4 W2$ E2 D4 R4 E20 U4 R4 E2 N4 W32$ E32 N6$ S10 E8$ PTR= E30 FUS=[YR=2009] E16 S17 E4 S8 W9 S4 W11 N29 $ W30 $.

EXTRA FEATURES

L N	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	2009	2009	3	92	3,220	
2	0812	CONCRETE C	0	100	0	0	1,086.00	SF	4.00	4.00	100	2009	2009	3	89	3,866	

LAND DESCRIPTION

TOTAL OB/XF 7,086

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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