LOT 117
IN OR 1706/279
FLORA PARKE #5 PB 7/335

SULLIVAN BARRY W & REBEKAH L
32461 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0117-0000

BUILDING CHARACTERISTICS

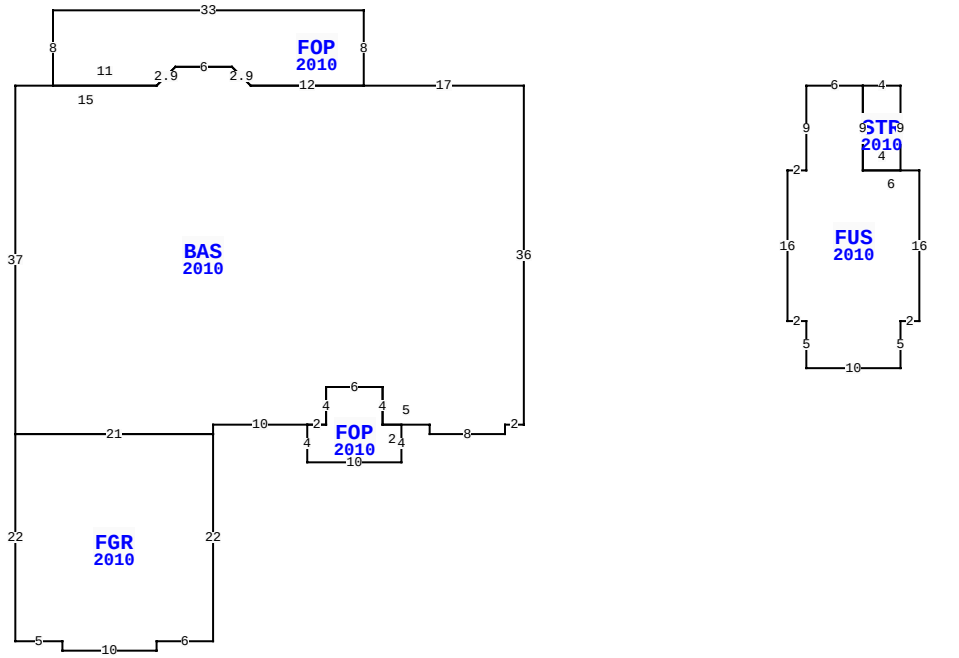
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,965	100	2010	1,965	268,398
FGR	472	55	2010	260	35,513
FOP	64	30	2010	19	2,596
FOP	248	30	2010	74	10,107
FUS	328	100	2010	328	44,801
STR	36	10	2010	4	546
TOTALS	3,113			2,650	361,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,650	111.2640	146.87	389,206	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2011 Heated Area: 2293 HX Base Yr 2011



32461 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		361,962
TOTAL MARKET OB/XF VALUE		14,148
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		461,110
SOH/AGL Deduction		229,259
ASSESSED VALUE		231,851
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		176,129
TOTAL JUST VALUE		461,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2003739	H/AC	0	05/01/2020
C22745	CO ISSUED	0	02/05/2010
M0914870	H/AC	0	10/01/2009
P13935	OTHER	0	09/01/2009
E22092	ELEC OTHER	2,000	09/01/2009
B12032	REPAIR/RRF	3,000	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1706/0279	10/07/2010	WD	Q	I	01	258,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SULLIVAN BARRY W &						
1650/0290	11/06/2009	WD	U	V	30	79,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W17 FOP=[YR=2010] N8 W33 S8 E11 U2 R2 E6 D2 R2 E12 $ W12 U2 L2 W6 D2 L2 W15 S37 FGR=[YR=2010] S22 E5 S1 E10 N1 E6 N22 W21 $ E21 N1 E10 FOP=[YR=2010] S4 E10 N4 W2 N4 W6 S4 W2 $ E2 N4 E6 S4 E5 S1 E8 N1 E2 N36 $ PTR= E30 FUS=[YR=2010] E6 STR=[YR=2010] E4 S9 W4 N9$ S9 E6 S16 W2 S5 W10 N5 W2 N16 E2 N9$ 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	2010	2010	3	93	3,255	
2	0811	CONCRETE B	0	100	0	0	1,048.00	SF	5.20	5.20	100	2010	2010	3	90	4,905	
3	0462	ST/AL FNC	0	100	230	0	920.00	SF	10.00	10.00	100	2011	2011	3	60	5,520	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2011	2011	3	78	468	

LAND DESCRIPTION

TOTAL OB/XF 14,148

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/11/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS