LOT 119
FLORA PARKE #5 PB 7/335

KRAHLING ANITA SALUJA
32475 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0119-0000

BUILDING CHARACTERISTICS

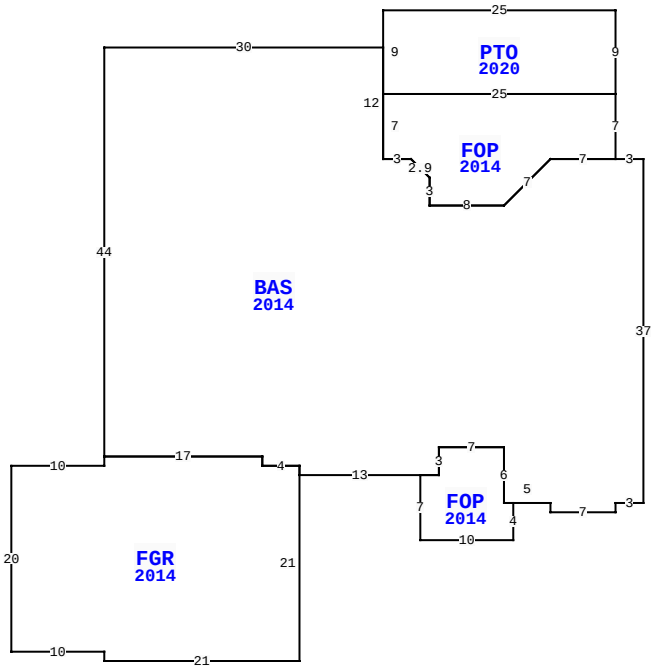
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,271	100	2014	2,271	317,405
FGR	658	55	2014	362	50,594
FOP	88	30	2014	26	3,634
FOP	230	30	2014	69	9,643
PTO	225	5	2020	11	1,537
TOTALS	3,472			2,739	382,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,739	111.4560	147.12	402,962	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2021 Heated Area: 2271 HX Base Yr 2021



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

32475 WILLOW PARKE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		382,814
TOTAL MARKET OB/XF VALUE		46,316
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		514,130
SOH/AGL Deduction		166,532
ASSESSED VALUE		347,598
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		296,876
TOTAL JUST VALUE		514,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B202979	SWIM POOL	30,000	04/21/2020
B1327766	CO ISSUED	0	04/07/2014
M1318974	H/AC	0	11/01/2013
B1327766	NEW CONSTR	283,970	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/0455	3/27/2020	WD	Q	I	02	315,000
GRANTOR: HILLHOUSE RICHARD D &						
GRANTEE: KRAHLING ANITA SALU						
1934/0650	8/15/2014	WD	Q	I	01	269,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HILLOUSE RICHARD DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W3 FOP=[YR=2014] N7 PTO=[YR=2020] N9 W25 S9 E25$ W25 S7 E3 R2 D2 S3 E8 R5 U5 E7$ W7 D5 L5 W8 N3 L2 U2 W3 N12 W30 S44 FGR=[YR=2014] S1 W10 S20 E10 S1 E21 N21 W4 N1 W17$ E17 S1 E4 S1 E13 FOP=[YR=2014] S7 E10 N4 W1 N6W7 S3 W2$ E2 N3 E7 S6 E5 S1 E7N1 E3 N37$.

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	0810	CONCRETE A	0	100	0	0	1,039.00	SF	6.50	6.50	100	2014	2014	3	94	6,348	
3	0462	ST/AL FNC	0	100	180	0	720.00	SF	10.00	10.00	100	2014	2014	3	71	5,112	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	85	255	
5	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00	85.00	100	2020	2020	3	90	25,704	
6	0855	CONC PAVER	0	100	0	0	565.00	SF	10.00	10.00	100	2020	2020	3	98	5,537	

LAND DESCRIPTION

TOTAL OB/XF 46,316

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

REVIEW DATE 02/11/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS