

TILLER AARON G & BARBARA J
32479 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

26-2N-28-0553-0120-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0900 01 2,982 109.7920 144.93 432,181 2016 2016 0 0 4.00 96.00										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2019 Heated Area: 2521 HX Base Yr										BUILDING MARKET VALUE 414,894									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 14,582									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 85,000									
Interior Floo 11 CLAY TILE 60																				TOTAL MARKET VALUE 514,476									
Interior Floo 14 CARPET 40																				SOH/AGL Deduction 29,700									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 484,776									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 13 484,776									
Bedrooms 4 100																				BASE TAXABLE VALUE 0									
Bathrooms 3 100																				TOTAL JUST VALUE 514,476									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 484,836									
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 2,521 100 2016 2,521 350,754																													
FGR 585 55 2016 322 44,800																													
FOP 57 30 2016 17 2,365																													
FSP 285 40 2016 114 15,861																													
FST 15 55 2016 8 1,113																													
TOTALS 3,463 2,982 414,894																													
EXTRA FEATURES										32479 WILLOW PARKE CIR, FERNANDINA BEACH																			
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 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2016 2016 3 97 1,940																													
2 0811 CONCRETE B 0 100 0 0 975.00 SF 5.20 5.20 100 2016 2016 3 95 4,817																													
3 0810 CONCRETE A 0 100 0 0 78.00 SF 6.50 6.50 100 2016 2016 3 95 482																													
4 0810 CONCRETE A 0 100 3 3 9.00 SF 6.50 6.50 100 2016 2016 3 95 56																													
5 0462 ST/AL FNC 0 100 225 0 900.00 SF 10.00 10.00 100 2016 2016 3 78 7,020																													
6 0463 FENCE GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2016 2016 3 89 267																													
LAND DESCRIPTION										TOTAL OB/XF 14,582																			
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 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 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									