LOT 122
IN OR 2233/872
FLORA PARKE #5 PB 7/335

GEORGESCU LIVIU & OANA
11 SUNDEW LANE
RICHMOND HILL, ON

**2025**

**26-2N-28-0553-0122-0000**

## BUILDING CHARACTERISTICS

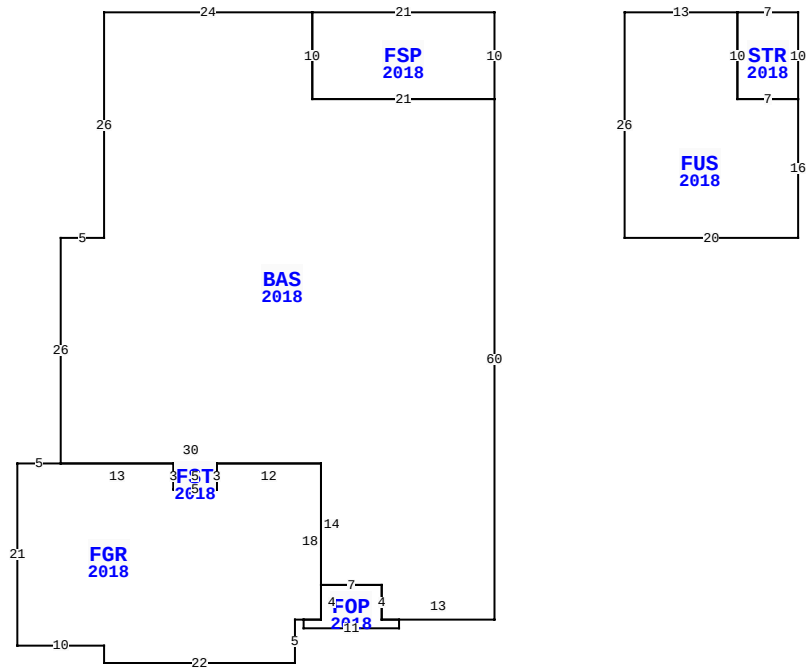
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| 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 | 2,592 | 100 | 2018 | 2,592 | 348,876 |
| FGR | 755 | 55 | 2018 | 415 | 55,857 |
| FOP | 39 | 30 | 2018 | 12 | 1,615 |
| FSP | 210 | 40 | 2018 | 84 | 11,306 |
| FST | 15 | 55 | 2018 | 8 | 1,077 |
| FUS | 450 | 100 | 2018 | 450 | 60,569 |
| STR | 70 | 10 | 2018 | 7 | 942 |
| TOTALS | 4,131 | | | 3,568 | 480,243 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,568 | 105.1200 | 138.76 | 495,096 | 2018 | 2018 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SNGL FAM – 0% - 0 Heated Area: 3042 HX Base Yr




32493 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 | 480,243 |
| TOTAL MARKET OB/XF VALUE | 3,816 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 569,059 |
| SOH/AGL Deduction | 56,068 |
| ASSESSED VALUE | 512,991 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 512,991 |
| TOTAL JUST VALUE | 569,059 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 535,930 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1803767 | CO ISSUED | 0 | 10/22/2018 |
| B1803767 | NEW CONSTR | 400,769 | 04/13/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2233/0872 | 10/26/2018 | WD | Q | I | 01 | 424,300 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: GEORGESCU LIVIU & O | | | | | | |
| 2191/1262 | 4/13/2018 | WD | U | V | 30 | 69,900 |
| GRANTOR: FLORA PARKE DEVELOPME | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2018] W21 BAS=[YR=2018] W24 S26 W5 S26 FGR=[YR=2018] W5 S21 E10 S2 E22 N5 E1 FOP=[YR=2018] S1 E11 N1 W2 N4 W7 S4 W2$ E2 N18 W12 FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W13$ E30 S14 E7 S4 E13 N60 W21 N10$ S10 E21 N10$ PTR=E15 FUS=[YR=2018] E13 STR=[YR=2018] E7 S10 W7 N10$ S10 E7 S16 W20 N26$ W15$.

## 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 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 704.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 97 | 3,551 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 42.00 | SF | 6.50 | 6.50 | 100 | 2018 | 2018 | 3 | 97 | 265 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,816

| 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 | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS