LOT 124
IN OR 2178/1819
FLORA PARKE #5 PB 7/335

KRAMMER SUSAN R
32509 WILLOW PARKE CIR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0124-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

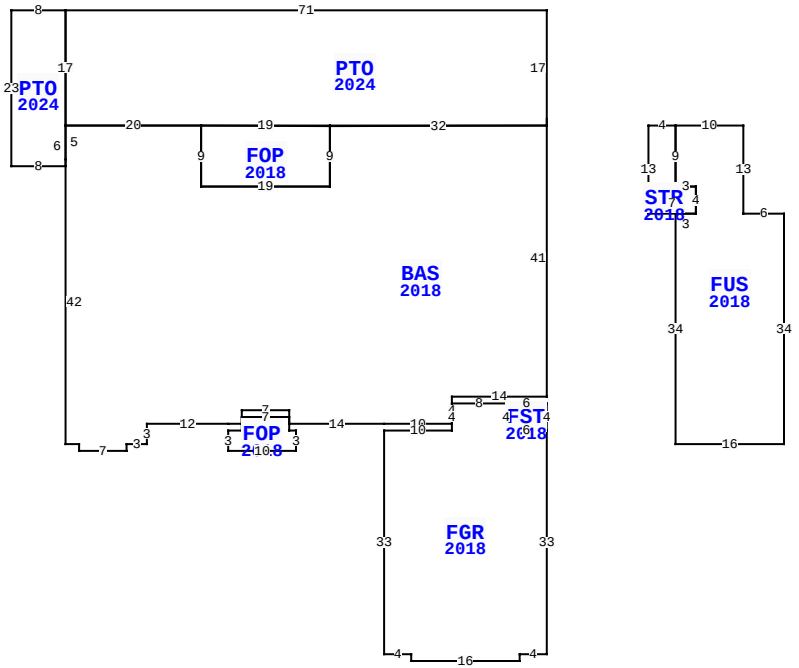
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,926	100	2018	2,926	370,899
FGR	840	55	2018	462	58,563
FOP	44	30	2018	13	1,648
FOP	171	30	2018	51	6,465
FST	24	55	2018	13	1,648
FUS	662	100	2018	662	83,915
PTO	184	5	2024	9	1,141
PTO	1,209	5	2024	60	7,606
STR	64	10	2018	6	760
TOTALS	6,124			4,202	532,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,202	99.0000	130.68	549,117	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2022 Heated Area: 3588 HX Base Yr 2022



32509 WILLOW PARKE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		532,643
TOTAL MARKET OB/XF VALUE		37,655
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		655,298
SOH/AGL Deduction		144,747
ASSESSED VALUE		510,551
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		459,829
TOTAL JUST VALUE		655,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		620,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230010702	SCRN ENCL	15,500	08/18/2023
E2004171	SOLAR PANELS	19,746	08/01/2020
C1706590	CO ISSUED	0	01/24/2018
B1706590	NEW CONSTR	461,562	07/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2178/1819	2/16/2018	WD	Q	I	01	562,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KRAMMER SUSAN R						
2147/0718	8/21/2017	WD	U	V	30	69,900
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	1,502.00	SF	10.00	10.00	100	2018	2018	3	97	14,569	
2	0912	SCRN RM G	0	100	70	17	1,190.00	SF	20.00	20.00	100	2024	2023		97	23,086	

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W32 S9 W19 N9 W20 D5L0 D42R0 E2 S1 E7 N1 E3 N3 E12 E2 N2 E7 S2 E14 E10 N4 E14 N41 $
PTO=[YR=2024;ORIG=-71,-17] E71 S17 D0.1L32 U0.1L19 W20 N17 $
FGR=[YR=2018;ORIG=-24,45] S33 E4 S1 E16 N1 E4 N33 W6 N4 W8 S4 W10 $
FUS=[YR=2018;ORIG=19,0] E10 S13 E6 S34 W16 N34 E3 N4 W3 N9 $
FOP=[YR=2018;ORIG=-32,0] W19 S9 E19 N9 $
STR=[YR=2018;ORIG=15,0] E4 S9 E3 S4 W7 N13 $
FOP=[YR=2018;ORIG=-47,45] S3 E10 N3 W1 N2 W7 S2 W2 $
FST=[YR=2018;ORIG=0,45] N4 W6 S4 E6 $
PTR=[ORIG=0,0] E15 W15 $
PTO=[YR=2024;ORIG=-79,-17] E8 S17 S6 W8 N23 $

LAND DESCRIPTION

TOTAL OB/XF 37,655

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 12/12/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS