LOT 126
IN OR 2044/1865
FLORA PARKE #5 PB 7/335

**BRYANT VINCENT B & LUCINDA M**
32521 WILLOW PARKE PL
FERNANDINA BEACH, FL 32034

**2025**

**26-2N-28-0553-0126-0000**

## BUILDING CHARACTERISTICS

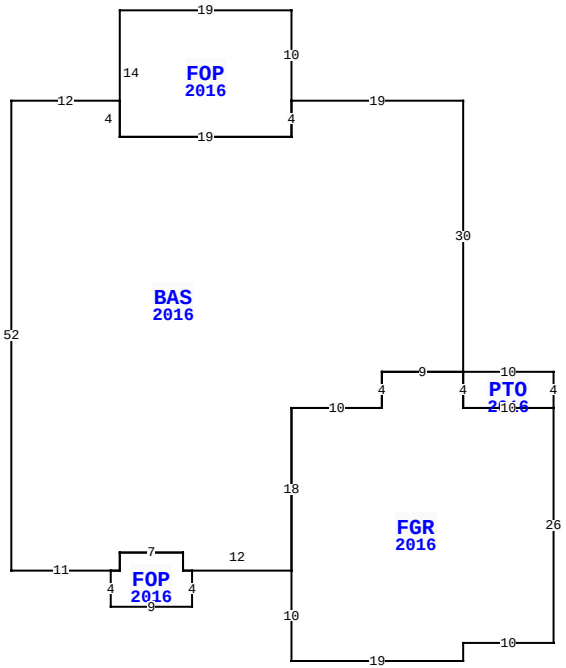
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 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 | 2,132 | 100 | 2016 | 2,132 | 291,003 |
| FGR | 828 | 55 | 2016 | 455 | 62,104 |
| FOP | 50 | 30 | 2016 | 15 | 2,048 |
| FOP | 266 | 30 | 2016 | 80 | 10,919 |
| PTO | 40 | 5 | 2016 | 2 | 273 |
| TOTALS | 3,316 | | | 2,684 | 366,347 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,684 | 107.7120 | 142.18 | 381,611 | 2016 | 2016 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SNGL FAM – 100% - 2017 Heated Area: 2132 HX Base Yr 2017




32521 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 | | 366,347 |
| TOTAL MARKET OB/XF VALUE | | 13,690 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 465,037 |
| SOH/AGL Deduction | | 182,685 |
| ASSESSED VALUE | | 282,352 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 231,630 |
| TOTAL JUST VALUE | | 465,037 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 437,470 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M2005396 | H/AC | 0 | 07/01/2020 |
| B1531507 | CO ISSUED | 0 | 04/06/2016 |
| B1531507 | NEW CONSTR | 284,934 | 12/03/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2044/1865 | 5/05/2016 | WD | Q | I | 01 | 300,300 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: BRYANT VINCENT B & | | | | | | |
| 2020/1262 | 12/21/2015 | WD | U | V | 30 | 69,900 |
| GRANTOR: FLORA PARKE DEVELOPME | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W19 FOP=[YR=2016] N10 W19 S14 E19 N4$ S4 W19 N4 W12 S52 E11 FOP=[YR=2016] S4 E9 N4 W1 N2 W7 S2 W1$ E1 N2 E7 S2 E12 FGR=[YR=2016] S10 E19 N2 E10 N26 PTO=[YR=2016] N4 W10 S4 E10$ W10 N4 W9 S4 W10 S18$ N18 E10 N4 E9 N30$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 25 | 3 | 75.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 95 | 463 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 954.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 95 | 4,713 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 860.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 8,514 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,690

| 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 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS