LOT 127
IN OR 2141/1498
FLORA PARKE #5 PB 7/335

HERUM ROBERT & BARBARA L/E/
32527 WILLOW PARKE CIRLCE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0127-0000

BUILDING CHARACTERISTICS

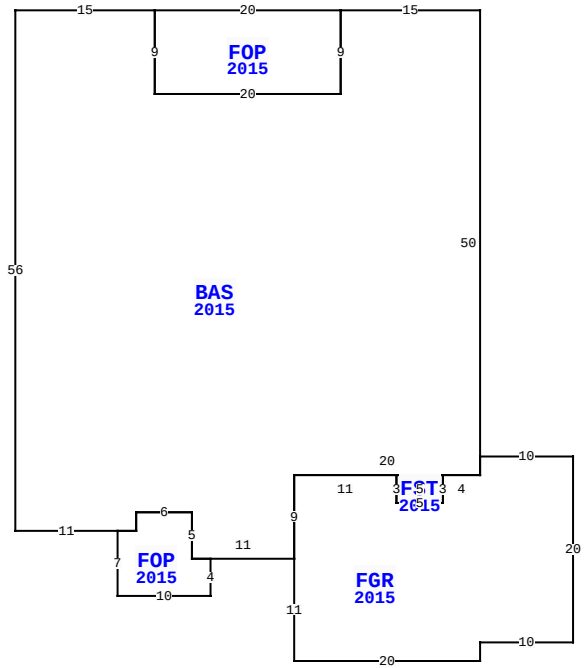
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,521	100	2015	2,521	348,927
FGR	585	55	2015	322	44,567
FOP	76	30	2015	23	3,183
FOP	180	30	2015	54	7,474
FST	15	55	2015	8	1,107
TOTALS	3,377			2,928	405,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,928	109.7920	144.93	424,355	2015	2015	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2017 Heated Area: 2521 HX Base Yr 2017



32527 WILLOW PARKE CIR, FERNANDINA BEACH

BLD DATE	09/23/2015 KK	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		405,259
TOTAL MARKET OB/XF VALUE		35,499
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		525,758
SOH/AGL Deduction		196,683
ASSESSED VALUE		329,075
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		278,353
TOTAL JUST VALUE		525,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632495	SWIM POOL	39,183	06/10/2016
B1530373	CO ISSUED	0	10/13/2015
B1530373	NEW CONSTR	314,171	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2141/1498	8/21/2017	QC	U	I	11	100
GRANTOR: HERUM ROBERT E & HERU						
GRANTEE: HERUM AARON M & LA						
2042/1411	4/26/2016	WD	Q	I	01	344,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HERUM ROBERT & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FOP=[YR=2015] W20 S9 E20 N9$ S9 W20 N9 W15 S56 E11 FOP=[YR=2015] S7 E10 N4 W2 N5 W6 S2 W2$ E2 N2 E6 S5 E11 FGR=[YR=2015] S11 E20 N2 E10 N20 W10 S2 W4 FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W11 S9$ N9 E20 N50$.

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	0811	CONCRETE B	0	100	0	0	914.00	SF	5.20	5.20	100	2015	2015	3	95	4,515	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2015	2015	3	95	463	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2015	2015	3	95	56	
4	0861	POOL GUNIT	0	100	0	0	236.00	SF	85.00	85.00	100	2016	2016	3	78	15,647	
5	0911	SCRN RM A	0	100	0	0	720.00	SF	17.50	17.50	100	2016	2016	3	70	8,820	
6	0855	CONC PAVER	0	100	0	0	484.00	SF	10.00	10.00	100	2016	2016	3	95	4,598	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	70	1,400	

LAND DESCRIPTION

TOTAL OB/XF 35,499

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