



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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	2.	2. 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	38	30	2018	11	1,480
FSP	210	40	2020	84	11,306
FST	15	55	2018	8	1,077
FUS	450	100	2018	450	60,569
STR	70	10	2018	7	942
TOTALS	4,130			3,567	480,108

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00
2	0462	ST/AL FNC	0	100	260	0	1,040.00	SF	10.00
3	0811	CONCRETE B	0	100	0	0	818.00	SF	5.20
4	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,567	105.1200	138.76	494,957	2018	2018	0	0
1 SNGL FAM - 100% - 2022 Heated Area: 3042 HX Base Yr 2022									
32539 WILLOW PARKE CIR, FERNANDINA BEACH									
BLD DATE: 04/23/2025 MLU									

TOTAL OB/XF									
14,332									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00
REVIEW DATE 01/08/2019 BY DJ									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		480,108	
TOTAL MARKET OB/XF VALUE		14,332	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		579,440	
SOH/AGL Deduction		235,060	
ASSESSED VALUE		344,380	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		288,658	
TOTAL JUST VALUE		579,440	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		546,532	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0191080	CO ISSUED	0	02/04/2019
B1805056	NEW CONSTR	400,769	05/18/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2478/1446	7/06/2021	WD Q	Q	I	02
GRANTOR: ABSHER JAMES T & BOWE					
GRANTEE: ECKSTEIN ARLYNDA &					
2262/0706	3/18/2019	WD Q	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: ABSHER JAMES T & BO					

BUILDING NOTES									
BAS=[YR=2018] W24 FSP=[YR=2020] W21 S10 E21 N10\$ S10 W21 S60									
E11 FOP=[YR=2018] S1 E10 N1 FGR=[YR=2018] E2 S5 E22 N2 E10									
N21 W18 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W12 S18 E1\$ W1									
N4 W7 S4 W2\$ E2 N4 E7 N14 E30 N26 W5 N26\$ PTR=E15									
STR=[YR=2018] E7 FUS=[YR=2018] E13 S26 W20 N16 E7 N10\$ S10 W7									
N10\$ W15\$.									