

LOT 249
IN OR 2098/1181
FLORA PARKE UNIT 7A PBK 8/128

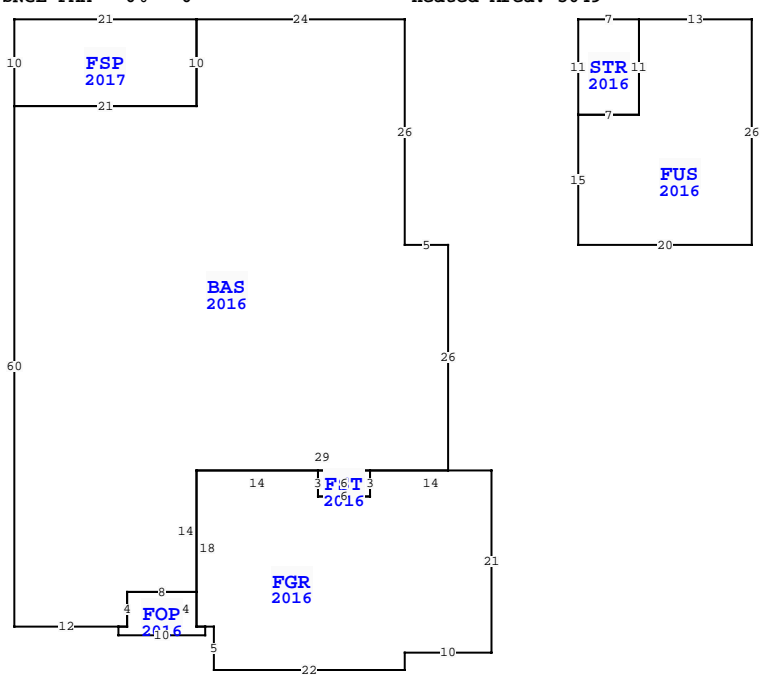
KRAMMER SUSAN R 2008 LVG TRUST/KRAMMER SUSAN R TRU
32509 WILLOW PARKE CIR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0555-0249-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	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		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
BAS	2,606	100	2016
FGR	734	55	2016
FOP	42	30	2016
FSP	210	40	2017
FST	18	55	2016
FUS	443	100	2016
STR	77	10	2016
TOTALS	4,130		

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	104.5800	138.05	492,562	2016	2016	0	0	0	4.00	96.00
1 SNGL FAM - 0% - 0 Heated Area: 3049 HX Base Yr												



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				472,860
TOTAL MARKET OB/XF VALUE				9,020
TOTAL LAND VALUE - MARKET				85,000
TOTAL MARKET VALUE				566,880
SOH/AGL Deduction				55,713
ASSESSED VALUE				511,167
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				511,167
TOTAL JUST VALUE				566,880
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				534,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707518	SOLAR PANELS	25,977	12/01/2017
B1631782	NEW CONSTR	382,910	02/10/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2098/1181	1/31/2017	WD Q	Q	I	01	417,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: KRAMMER SUSAN R 200

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2016] W24 FSP=[YR=2017] W21 S10 E21 N10\$ S10 W21 S60 E12 FOP=[YR=2016] S1 E10 N1 FGR=[YR=2016] E1 S5 E22 N2 E10 N21 W14 FST=[YR=2016] W6 S3 E6 N3\$ S3 W6 N3 W14 S18 E1\$ W1 N4 W8 S4 W1\$ E1 N4 E8 N14 E29 N26 W5 N26\$ PTR=E20 STR=[YR=2016] E7 FUS=[YR=2016] E13 S26 W20 N15 E7 N11\$ S11 W7 N11\$ W20\$.	

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	825.00	SF	5.20	5.20	100	2016	2016	3	95	4,076	
2	0911	SCRN RM A	0	0	21	126.00	SF	17.50	17.50	100	2016	2016	3	70	1,544	
3	0476	VF 6 SBPL	0	0	0	110.00	LF	32.00	32.00	100	2016	2016	3	89	3,133	
4	0470	VNYL GATE	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

LAND DESCRIPTION													TOTAL OB/XF					9,020						
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							