

LOT 108
IN OR 1820/888
FLORA PARKE #5 PB 7/335

PESTER GEORGE A & MICHELE M
32492 WILLOW PARKE CR
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0553-0108-0000



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 70
Interior Floo	11	CLAY TILE 30
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	01	Quality Level 01
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	2,501	100	2012	2,501	310,451
FGR	640	55	2012	352	43,694
FOP	57	30	2012	17	2,110
FOP	300	30	2012	90	11,171
TOTALS	3,498			2,960	367,427

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	100	32	40	1,280.00	SF	18.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,960	95.5134	132.76	392,970	2012	2012	0	0
1 SNGL FAM 100% - 2015 Heated Area: 2501 HX Base Yr 2015									
32492 WILLOW PARKE CIR, FERNANDINA BEACH									

TOTAL OB/XF									
59,810									

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59,810									

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 367,427									
TOTAL MARKET OB/XF VALUE 59,810									
TOTAL LAND VALUE - MARKET 85,000									
TOTAL MARKET VALUE 512,237									
SOH/AGL Deduction 194,459									
ASSESSED VALUE 317,778									
TOTAL EXEMPTION VALUE HX HB 51,411									
BASE TAXABLE VALUE 266,367									
TOTAL JUST VALUE 512,237									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 526,403									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326884	XFOB	0	02/01/2013
C1226031	CO ISSUED	0	10/05/2012
M17303	H/AC	0	06/01/2012
E25085	NEW CONSTR	0	05/01/2012
P15929	NEW CONSTR	0	05/01/2012
B26031	NEW CONSTR	293,074	05/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1820/0888	10/12/2012	WD	Q	I	02	268,800	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: PESTER GEORGE A & M							
1790/0941	4/25/2012	WD	U	V	30	42,500	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W15 FOP=[YR=2012] N5 W20 S15 E20 N10 \$ S10 W20 N10 W15 S56 E12 FOP=[YR=2012] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E11 FGR=[YR=2012] S11 E20 N2 E12 N20 W12 S2 W20 S9 \$ N9 E20 N50 \$.									