

LOT 118
IN OR 2464/471
FLORA PARKE #5 PB 7/335

CAMPBELL CHRISTINE L & LARRY A
32469 WILLOW PARKE CIR
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0553-0118-0000



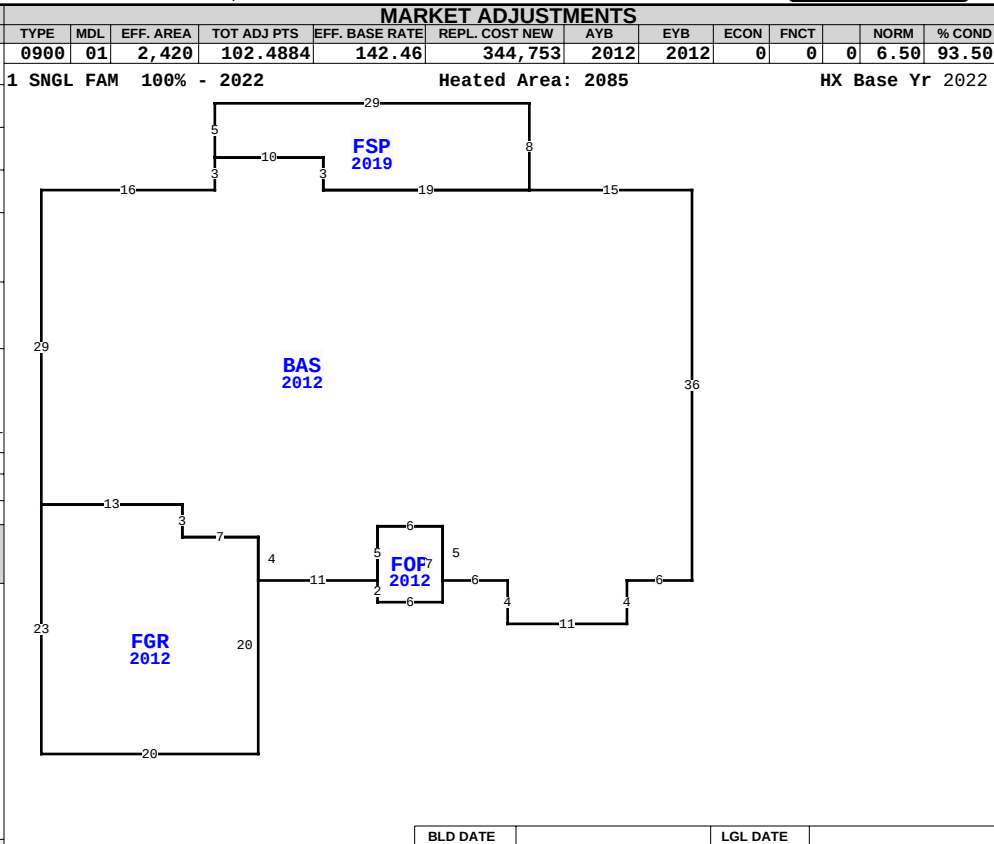
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	2,085	100	2012	2,085	277,722
FGR	439	55	2012	241	32,101
FOP	42	30	2012	13	1,732
FSP	202	40	2019	81	10,789
TOTALS	2,768			2,420	322,344

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0911	SCRN RM A	0 100	32	25	800.00	SF	18.00	18.00	100	2022
3	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
62,960											

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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		322,344	
TOTAL MARKET OB/XF VALUE		62,960	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		470,304	
SOH/AGL Deduction		68,975	
ASSESSED VALUE		401,329	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		349,918	
TOTAL JUST VALUE		470,304	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		479,989	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012445	ADDITION	23,805	08/15/2022
22000209	SWIM POOL	67,785	01/05/2022
B25487	CO ISSUED	0	05/29/2012
E24654	NEW CONSTR	0	02/01/2012
E24519	NEW CONSTR	0	01/01/2012
B25487	NEW CONSTR	236,212	01/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2464/0471	5/19/2021	WD	Q	I	01
GRANTOR: BRAINERD JAMES D & SA					
GRANTEE: CAMPBELL CHRISTINE					
1830/0975	12/12/2012	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: BRAINERD JAMES D &					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2012] W15 FSP=[YR=2019] N8 W29 S5 E10 S3 E19 \$ W19 N3 W10 S3 W16 S29 FGR=[YR=2012] S23 E20 N20 W7 N3 W13 \$ E13 S3 E7 S4 E11 FOP=[YR=2012] S2 E6 N7 W6 S5 \$ N5 E6 S5 E6 S4 E11 N4 E6 N36 \$.					