LOT 9
IN OR 1424/1
ESMT OR 1450/702

DAVIS KEITH J & DIANN
32427 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0552-0009-0000

BUILDING CHARACTERISTICS

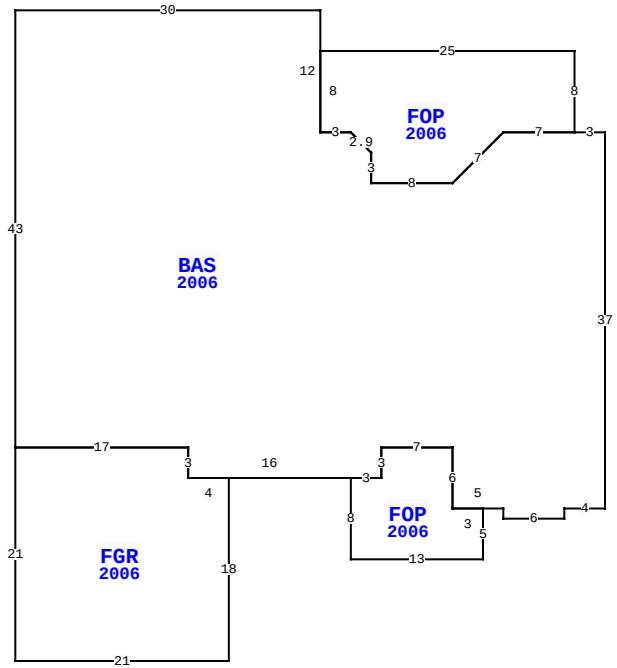
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,257	100	2,257	262,525
FGR	429	55	236	27,450
FOP	116	30	35	4,071
FOP	255	30	76	8,840
TOTALS	3,057		2,604	302,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,604	106.4640	126.43	329,224	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2007 Heated Area: 2257 HX Base Yr 2007



32427 POND PARKE PL, FERNANDINA BEACH

BLD DATE	02/01/2007	PH	LGL DATE	
XF DATE	02/01/2007	PH	LAND DATE	06/22/2023 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		302,886
TOTAL MARKET OB/XF VALUE		5,738
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		373,624
SOH/AGL Deduction		176,128
ASSESSED VALUE		197,496
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,496
TOTAL JUST VALUE		373,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16736	CO ISSUED	0	12/01/2005
B16736	NEW CONSTR	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/0001	6/28/2006	WD	Q	I		299,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DAVIS KEITH J & DIA						
1361/0915	10/25/2005	WD	U	V	19	300,000
GRANTOR: FLORA PARKE DEV INC						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	2006	2006	3	88	532	
3	0810	CONCRETE A	0	100	37	16	592.00	SF	6.50	6.50	100	2006	2006	3	88	3,386	

BUILDING DIMENSIONS

BAS=[YR=2006] N37 W3 FOP=[YR=2006] N8 W25 S8 E3 D2 R2 S3 E8 U5 R5 E7$ W7 D5 L5 W8 N3 U2 L2 W3 N12 W30 S43
FGR=[YR=2006] S21 E21 N18 W4 N3 W17$ E17 S3 E16
FOP=[YR=2006] S 8 E13 N5 W3 N6 W7 S3 W3$ E3 N3 E7 S6 E5 S1 E6 N1 E4$.

LAND DESCRIPTION

TOTAL OB/XF 5,738

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	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/16/2018 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS