LOT 12
ESMT PT OR 1450/696
FLORA PARKE #4 PB 7/137

CALDERON JORDAN C
32421 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0552-0012-0000

BUILDING CHARACTERISTICS

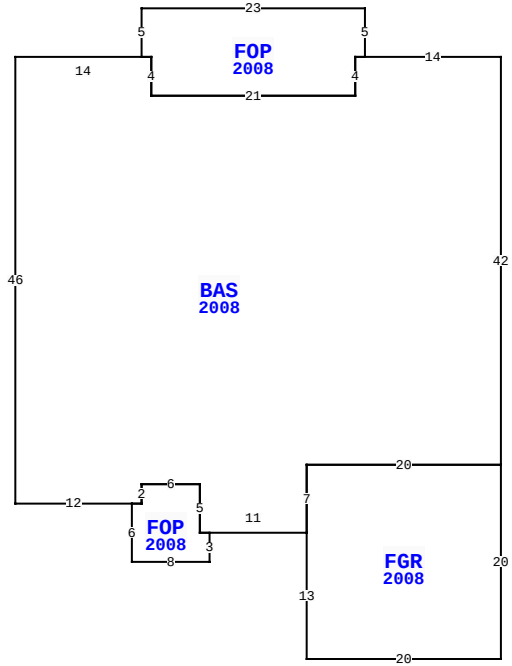
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,157	100	2,157	268,925
FGR	400	55	220	27,428
FOP	57	30	17	2,119
FOP	199	30	60	7,481
TOTALS	2,813		2,454	305,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,454	112.8960	134.06	328,983	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2018 Heated Area: 2157 HX Base Yr 2018



32421 POND PARKE PL, FERNANDINA BEACH

BLD DATE	08/12/2008	RK	LGL DATE	
XF DATE	08/12/2008	RK	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		305,954
TOTAL MARKET OB/XF VALUE		3,098
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		374,052
SOH/AGL Deduction		126,913
ASSESSED VALUE		247,139
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		197,139
TOTAL JUST VALUE		374,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13710	3.5 TON AC UNIT	0	03/01/2008
P13082	OTHER	0	03/01/2008
C21044	CO ISSUED	0	02/01/2008
R11013	REPAIR/RRF	2,800	02/01/2008
B21044	NEW CONSTR	185,526	02/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/0544	12/21/2020	QC	U	I	11	100
GRANTOR: CALDERON ERNESTO						
GRANTEE: CALDERON JORDAN C						
2167/0644	12/29/2017	WD	Q	I	01	252,900
GRANTOR: FLORIDA LAND TRUST NO						
GRANTEE: CALDERON ERNESTO &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 FOP=[YR=2008] N5 W23 S5 E1 S4 E21 N4 E1 $ W1 S4 W21 N4 W14 S46 E12 FOP=[YR=2008] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E11 FGR=[YR=2008] S13 E20 N20 W20 S7 $ N7 E20 N42 $.

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	0811	CONCRETE B	0	100	0	0	662.00	SF	5.20	5.20	100	2008	2008	3	90	3,098	

LAND DESCRIPTION

TOTAL OB/XF 3,098

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