

LOT 13
IN OR 1829/330
ESMT OR 1450/699

TENNEY MOLLY G
32419 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0552-0013-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	16	WD FR STUC 100	0900	01	3,243	102.9480	122.25	396,457	2006	2008	0	0	0	7.00	93.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2013													Heated Area: 2818									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2013									
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		5 100																							
Bathrooms		3 100																							
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	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,490	100	2,490	283,095																					
FGR	484	55	266	30,243																					
FOP	87	30	26	2,956																					
FOP	192	30	58	6,595																					
FUS	328	100	328	37,291																					
USP	250	30	75	8,527																					
TOTALS			3,831	3,243	368,705																				
EXTRA FEATURES			32419 POND PARKE PL, FERNANDINA BEACH																						
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	100	0	0	582.00	SF	5.20	5.20	100	2006	2006	3	88	2,663									
2	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	2006	2006	3	88	498									
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820									
4	0855	CONC PAVER	0	100	3	10	30.00	SF	10.00	10.00	100	2011	2011	3	93	279									
5	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2018	2018	3	90	34,272									
6	0911	SCRN RM A	0	100	0	0	1,008.00	SF	17.50	17.50	100	2018	2018	3	86	15,170									
7	0855	CONC PAVER	0	100	0	0	560.00	SF	10.00	10.00	100	2018	2018	3	98	5,488									
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	86	1,720									
TOTAL OB/XF 61,910																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
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 11/13/2018 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																									

1 SNGL FAM - 100% - 2013

Heated Area: 2818

HX Base Yr 2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1829/0330	12/07/2012	WD	Q	I	02	220,000

GRANTOR: SINTES THOMAS J & PAM

GRANTEE: TENNEY GARY ALLEN &

1428/0918	7/17/2006	WD	Q	I		338,900
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GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: SINTES THOMAS J & P

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] N4 USP=[YR=2011] N10 W25 S10 E25 \$ W25 S4 E1 S4 E23 N4 E1 \$ W1 S4 W23 N4 W15 S49 E12 FOP=[YR=2006] S7 E10 N5 W2 N5 W7 S3 W1 \$ E1 N3 E7 S5 E15 FGR=[YR=2006] S10 E22 N22 W22 S12 \$ N12 E22 N39 \$ PTR= E25 S40 FUS=[YR=2006] N4 W2 N18 E6 N7 E6 S10 E2 S15 W2 S4 W10 \$ N40 W25 \$.