LOT 14
ESMT PT OR 1450/696
FLORA PARKE #4 PB 7/137

SCHELA MICHAEL & VICKIE
521 BRESLIN AVE
SMYRNA, TN 37167

2023

26-2N-28-0552-0014-0000

BUILDING CHARACTERISTICS

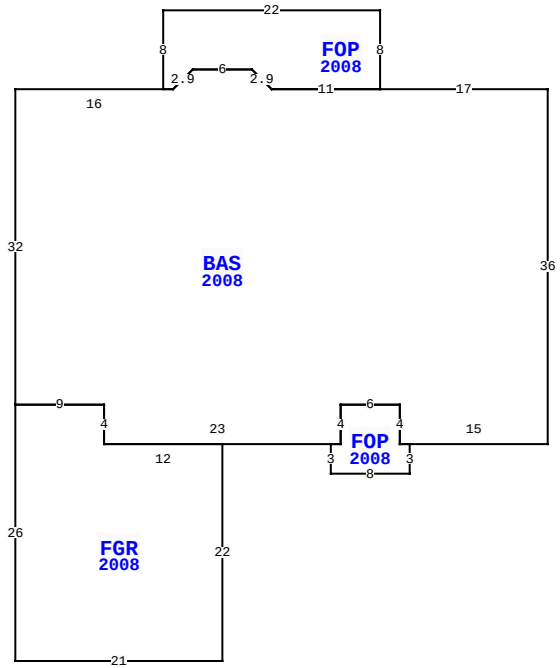
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,900	100	1,900	230,099
FGR	498	55	274	33,182
FOP	48	30	14	1,695
FOP	160	30	48	5,813
TOTALS	2,606		2,236	270,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,236	109.6620	130.22	291,172	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 0% - 0 Heated Area: 1900 HX Base Yr



BLD DATE	08/18/2008	RK	LGL DATE
XF DATE	08/18/2008	RK	LAND DATE 06/22/2023 MLU
INC DATE			AG DATE

32415 POND PARKE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	270,790
TOTAL MARKET OB/XF VALUE	7,533
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	343,323
SOH/AGL Deduction	37,817
ASSESSED VALUE	305,506
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,506
TOTAL JUST VALUE	343,323
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13538	MECH OTHER	0	01/01/2008
E20323	ELEC OTHER	2,000	12/01/2007
P12840	OTHER	0	11/01/2007
C20596	CO ISSUED	173,580	10/01/2007
R10762	REPAIR/RRF	2,800	10/01/2007
B20596	NEW CONSTR	173,580	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/0136	7/12/2021	WD	Q	I	01	330,900
GRANTOR: BENESCH LEAH M & DANN						
GRANTEE: SCHELA MICHAEL & VI						
2057/1134	7/06/2016	WD	Q	I	02	225,000
GRANTOR: SCHERBAN ROBERT S JR						
GRANTEE: BENESCH LEAH M & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W17 FOP=[YR=2008] N8 W22 S8 E1 U2 R2 E6 D2 R2 E11 $ W11 U2 L2 W6 D2 L2 W16 S32 FGR=[YR=2008] S26 E21 N22 W12 N4 W9 $ E9 S4 E23 FOP=[YR=2008] S3 E8 N3 W1 N4 W6 S4 W1 $ E1 N4 E6 S4 E15 N36 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0811	CONCRETE B	0	0	0	0	914.00	SF	5.20	5.20	100	2008	2008	3	90	4,278	

LAND DESCRIPTION

TOTAL OB/XF 7,533

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	0			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