

LOT 15
IN OR 2143/1244
ESMT PT OR 1450/696

DUPUIS STEVEN R & CATHERINE
32411 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0552-0015-0000



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	VALUATION SUMMARY														
Exterior Wall	20	FACE BRICK 100	0900	01	2,436	111.2300	132.09	321,771	2006	2006	0	0	12.00	88.00	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2018													Heated Area: 2112													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 50																											
Interior Floo	14	CARPET 50																											
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	2,112	100	2,112	245,497																									
FGR	477	55	262	30,455																									
FOP	55	30	16	1,859																									
FOP	152	30	46	5,347																									
TOTALS			2,796	2,436	283,158																								
EXTRA FEATURES			32411 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	586.00	SF	5.20	5.20	100	2006	2006	3	88	2,682													
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2006	2006	3	88	446													
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	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2007	2007	3	52	17,326													
5	0911	SCRN RM A	0	100	0	0	1,120.00	SF	17.50	17.50	100	2007	2007	3	35	6,860													
6	0845	KOOL DECK	0	100	0	0	728.00	SF	7.25	7.25	100	2007	2007	3	89	4,697													
7	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00	10.00	100	2007	2007	3	52	3,120													
TOTAL OB/XF 36,951																													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	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																													