

LOT 23  
IN OR 1843/84  
FLORA PARKE #4 PB 7/137

WESTFALL DANIEL R & BRIANNA E  
32420 POND PARKE PL  
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0552-0023-0000



| 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            | 13  | LVT/LAMMT 60   |
| Interior Floo            | 11  | CLAY TILE 40   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 |     | 4 100          |
| 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       | 2,003            | 100         | 2,003        | 244,534              |
| FGR       | 451              | 55          | 248          | 30,277               |
| FOP       | 80               | 30          | 24           | 2,930                |
| FOP       | 170              | 30          | 51           | 6,227                |
| FUS       | 360              | 100         | 360          | 43,950               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,064 |  | 2,686 | 327,917 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 578.00 | SF | 5.20     | 5.20           |       |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 22 | 3  | 66.00  | SF | 6.50     | 6.50           |       |
| 3              | 0861       | POOL GUNIT  | 0   | 100 | 0  | 0  | 221.00 | SF | 85.00    | 85.00          |       |
| 4              | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 387.00 | SF | 7.25     | 7.25           |       |
| 5              | 0911       | SCRN RM A   | 0   | 100 | 32 | 19 | 608.00 | SF | 17.50    | 17.50          |       |
| 6              | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0  | 1.00   | UT | 2,000.00 | 2,000.00       |       |
| 7              | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0  | 75.00  | LF | 32.00    | 32.00          |       |
| 8              | 0470       | VNYL GATE   | 0   | 100 | 0  | 0  | 1.00   | UT | 300.00   | 300.00         |       |
| 9              | 0479       | VF PICKET   | 0   | 100 | 0  | 0  | 60.00  | LF | 10.00    | 10.00          |       |
| 10             | 0855       | CONC PAVER  | 0   | 100 | 30 | 15 | 450.00 | SF | 7.00     | 7.00           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |       |

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |      |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                     | 01  | 2,686     | 111.7440    | 132.70         | 356,432        | 2006 | 2006 | 0    | 0    | 8.00 | 92.00  |
| 1 SNGL FAM - 100% - 2014 |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 2363        |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2014          |     |           |             |                |                |      |      |      |      |      |        |
|                          |     |           |             |                |                |      |      |      |      |      |        |

|                                       |
|---------------------------------------|
| 32420 POND PARKE PL, FERNANDINA BEACH |
|---------------------------------------|

| 32420 POND PARKE PL, FERNANDINA BEACH |    |          |                |           |         |             |   |        |                 | INC DATE | AG DATE |  |
|---------------------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|----------|---------|--|
| UNITS                                 | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES    |         |  |
| 578.00                                | SF | 5.20     | 5.20           | 100       | 2006    | 2006        | 3 | 88     | 2,645           |          |         |  |
| 66.00                                 | SF | 6.50     | 6.50           | 100       | 2006    | 2006        | 3 | 88     | 378             |          |         |  |
| 221.00                                | SF | 85.00    | 85.00          | 100       | 2006    | 2006        | 3 | 48     | 9,017           |          |         |  |
| 387.00                                | SF | 7.25     | 7.25           | 100       | 2006    | 2006        | 3 | 88     | 2,469           |          |         |  |
| 608.00                                | SF | 17.50    | 17.50          | 100       | 2006    | 2006        | 3 | 31     | 3,298           |          |         |  |
| 1.00                                  | UT | 2,000.00 | 2,000.00       | 100       | 2006    | 2006        | 3 | 91     | 1,820           |          |         |  |
| 75.00                                 | LF | 32.00    | 32.00          | 100       | 2007    | 2007        | 3 | 74     | 1,776           |          |         |  |
| 1.00                                  | UT | 300.00   | 300.00         | 100       | 2007    | 2007        | 3 | 74     | 222             |          |         |  |
| 60.00                                 | LF | 10.00    | 10.00          | 100       | 2007    | 2007        | 3 | 74     | 444             |          |         |  |
| 450.00                                | SF | 7.00     | 7.00           | 100       | 2010    | 2010        | 3 | 92     | 2,898           |          |         |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |   |
|---------------------------|--|--|--|--|--|--|--|--|--|--|---|
| PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |  | 4 |
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |   |
| STANDARD                  |  |  |  |  |  |  |  |  |  |  |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  |   |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  |  |   |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |   |
| 327,917                   |  |  |  |  |  |  |  |  |  |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |   |
| 24,967                    |  |  |  |  |  |  |  |  |  |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |   |
| 65,000                    |  |  |  |  |  |  |  |  |  |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |   |
| 417,884                   |  |  |  |  |  |  |  |  |  |  |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |   |
| 188,601                   |  |  |  |  |  |  |  |  |  |  |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |   |
| 229,283                   |  |  |  |  |  |  |  |  |  |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |   |
| HX HB                     |  |  |  |  |  |  |  |  |  |  |   |
| 50,000                    |  |  |  |  |  |  |  |  |  |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |   |
| 179,283                   |  |  |  |  |  |  |  |  |  |  |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |   |
| 417,884                   |  |  |  |  |  |  |  |  |  |  |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |   |
| 0                         |  |  |  |  |  |  |  |  |  |  |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |   |
| 330,120                   |  |  |  |  |  |  |  |  |  |  |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B18348     | SCRN RM     | 9,000  | 10/31/2006 |
| B0618080   | SWIM POOL   | 25,000 | 06/01/2006 |
| C16737     | CO ISSUED   | 0      | 12/01/2005 |
| B16737     | NEW CONSTR  | 0      | 12/01/2005 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1843/0084                      | 3/01/2013 | WD           | Q      | I      | 01        | 265,000       |  |
| GRANTOR: O'SHEA MAGDALENE V &  |           |              |        |        |           |               |  |
| GRANTEE: WESTFALL DANIEL R &   |           |              |        |        |           |               |  |
| 1419/0032                      | 6/09/2006 | WD           | Q      | I      |           | 323,900       |  |
| GRANTOR: SEDA CONSTRUCTION COM |           |              |        |        |           |               |  |
| GRANTEE: O'SHEA MAGDALENE V    |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2006] W14 FOP=[YR=2006] N5 W22 S5 E1 S3 E20 N3 E1\$ W1 S3 W20 N3 W15 S32 FGR=[YR=2006] S23 E20 N22 W9 N1 W11\$ E11 S1 E9 S16 E9 FOP=[YR=2006] S4 E11 N6 W3 N3 W6 S5 W2\$ E2 N5 E6 S3 E13 N47\$ PTR= N15 FUS=[YR=2006] N23 E7 N10 E4 S6 E5 S10 W4 S17 W12\$ S15\$. |  |  |  |  |  |  |  |  |  |  |  |