



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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
		227,625
FGR	498	55
		274
		32,826
FOP	64	30
		19
		2,276
USP	536	30
		161
		19,288
TOTALS	2,998	2,354
		282,015

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,354	109.6620	130.22	306,538	2006	2006	0	0	8.00	92.00
1 SNGL FAM - 0% - 0 Heated Area: 1900 HX Base Yr											
32428 POND PARKE PL, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD
VALUATION BY	Tax Group: 4 Tax Dist:		
BUILDING MARKET VALUE	282,015		
TOTAL MARKET OB/XF VALUE	9,503		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	356,518		
SOH/AGL Deduction	74,113		
ASSESSED VALUE	282,405		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	282,405		
TOTAL JUST VALUE	356,518		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	284,559		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22781	XFOB	9,300	08/01/2009
C0617112	CO ISSUED	0	01/01/2006
B0617112	NEW CONSTR	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/1669	12/27/2019	WD	Q	I	01	260,000
GRANTOR: LOOMIS LARRY W & NANC						
GRANTEE: THOMPSON JOHN W III						
1458/1725	11/14/2006	WD	Q	I		280,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LOOMIS LARRY W & NA						

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3
2	0812	CONCRETE C	0	0	0	0	1,092.00	SF	4.00	4.00	100	2006	2006	3
3	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2010	2010	3
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3
5	0479	VF PICKET	0	0	0	0	60.00	LF	10.00	10.00	100	2010	2010	3

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W17 USP=[YR=2009] N24 W23 S24 E1 R2 U2 E6 D2 R2 E12\$ W12 L2 U2 W6 D2 L2 W15 S32 FGR=[YR=2006] S26 E21 N22 W12 N4 W9\$ E9 S4 E22 FOP=[YR=2006] S4 E10 N4 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E15 N36\$.	

LAND DESCRIPTION										TOTAL OB/XF										9,503									
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												
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