

LOT 9
IN OR 1424/1
ESMT OR 1450/702

DAVIS KEITH J & DIANN
32427 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0552-0009-0000



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	4	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
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NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,257	100	2,257	274,831
FGR	429	55	236	28,737
FOP	116	30	35	4,262
FOP	255	30	76	9,254

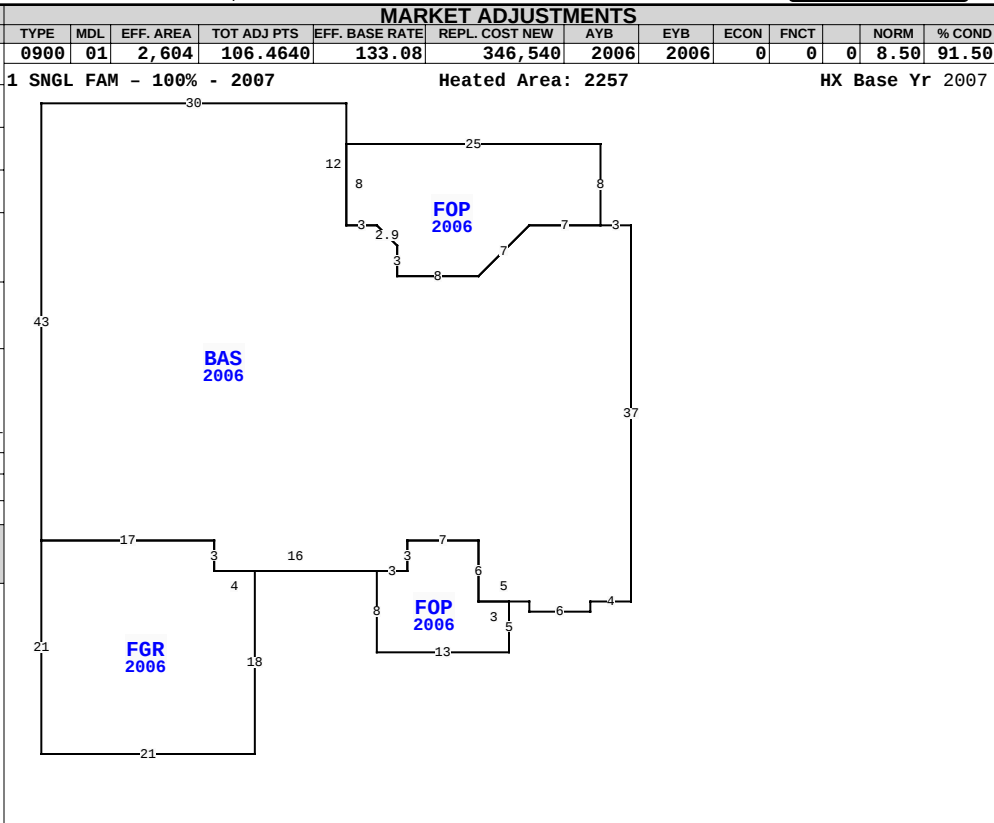
TOTALS	3,057		2,604	317,084
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2006	2006	3	90	1,800
2	0810	CONCRETE A	0	100	31	3		93.00	SF 6.50	6.50	100	2006	2006	3	87	526
3	0810	CONCRETE A	0	100	37	16		592.00	SF 6.50	6.50	100	2006	2006	3	87	3,348

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



BLD DATE	02/01/2007	PH	LGL DATE	
XF DATE	02/01/2007	PH	LAND DATE	
INC DATE			AG DATE	

32427 POND PARKE PL, FERNANDINA BEACH

TOTAL OB/XF	5,674
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		317,084
TOTAL MARKET OB/XF VALUE		5,674
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		397,758
SOH/AGL Deduction		194,337
ASSESSED VALUE		203,421
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,421
TOTAL JUST VALUE		397,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16736	CO ISSUED	0	12/01/2005
B16736	NEW CONSTR	0	12/01/2005

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/0001	6/28/2006	WD	Q	I		299,900

SALES DATA

GRANTOR: SEDA CONSTRUCTION COM	
GRANTEE: DAVIS KEITH J & DIA	
1361/0915	10/25/2005 WD U V 19 300,000
GRANTOR: FLORA PARKE DEV INC	
GRANTEE: SEDA CONSTRUCTION C	

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2006] N37 W3 FOP=[YR=2006] N8 W25 S8 E3 D2 R2 S3 E8 U5 R5 E7\$ W7 D5 L5 W8 N3 U2 L2 W3 N12 W30 S43 FGR=[YR=2006] S21 E21 N18 W4 N3 W17\$ E17 S3 E16 FOP=[YR=2006] S 8 E13 N5 W3 N6 W7 S3 W3\$ E3 N3 E7 S6 E5 S1 E6 N1 E4\$.