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

PENA ROBERT G & KAY D
51 NORDIC LANE
DEFIANCE, MO 63341

**2024**

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

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

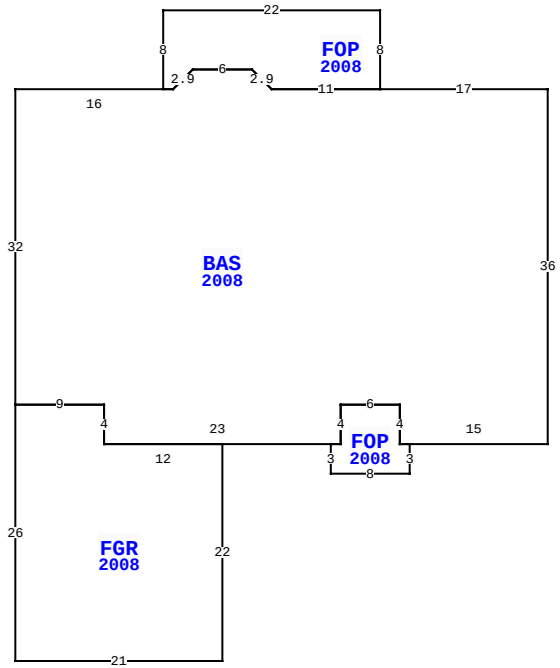
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 240,918 |
| FGR | 498 | 55 | 274 | 34,743 |
| FOP | 48 | 30 | 14 | 1,775 |
| FOP | 160 | 30 | 48 | 6,087 |
| TOTALS | 2,606 | | 2,236 | 283,523 |

### 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 | 137.08 | 306,511 | 2008 | 2008 | 0 | 0 | 0 | 7.50 | 92.50 |

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 04/08/2024 MLU |
| INC DATE | | | AG DATE |

32415 POND PARKE PL, FERNANDINA BEACH

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 283,523 |
| TOTAL MARKET OB/XF VALUE | 7,450 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 365,973 |
| SOH/AGL Deduction | 29,916 |
| ASSESSED VALUE | 336,057 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 336,057 |
| TOTAL JUST VALUE | 365,973 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 343,323 |

| 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 |
|---|---|---|---|---|---|---|
| 2702/1688 | 3/27/2024 | WD | Q | I | 02 | 449,000 |
| GRANTOR: SCHELA MICHAEL & VICK | | | | | | |
| GRANTEE: PENA ROBERT G & KAY | | | | | | |
| 2479/0136 | 7/12/2021 | WD | Q | I | 01 | 330,900 |
| GRANTOR: BENESCH LEAH M & DANN | | | | | | |
| GRANTEE: SCHELA MICHAEL & VI | | | | | | |

### 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 | 92 | 3,220 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 914.00 | SF | 5.20 | 5.20 | 100 | 2008 | 2008 | 3 | 89 | 4,230 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,450

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS