

LOT 17
IN OR 1588/622
FLORA PARKE #4 PB 7/137

FAUCHER GEORGE L JR & NATALIE R
32403 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0552-0017-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,114	100	2,114	265,374
FGR	475	55	261	32,764
FOP	32	30	10	1,255
FOP	248	30	74	9,290
FUS	440	100	440	55,234

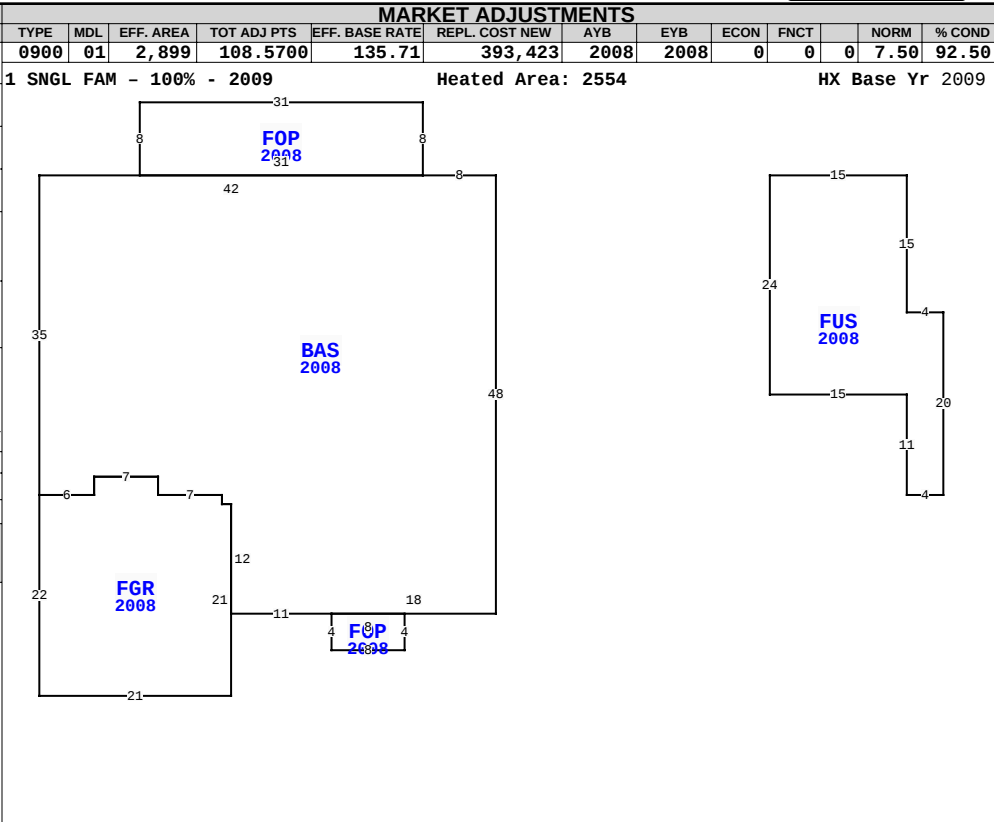
TOTALS	3,309		2,899	363,916
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EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	580.00	SF	5.20	5.20	100	2008	2008	3	89	2,684	
2	0861	POOL GUNIT	0	100	16	24	384.00	SF	85.00	85.00	100	2011	2011	3	64	20,890	
3	0855	CONC PAVER	0	100	0	0	510.00	SF	7.00	7.00	100	2011	2011	3	92	3,284	
4	0462	ST/AL FNC	0	100	132	0	528.00	SF	10.00	10.00	100	2011	2011	3	64	3,379	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	81	243	
6	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2011	2011	3	81	933	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	81	243	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF																	31,656
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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,916
TOTAL MARKET OB/XF VALUE		31,656
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		470,572
SOH/AGL Deduction		215,712
ASSESSED VALUE		254,860
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		204,860
TOTAL JUST VALUE		470,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106155	(10) WINDOWS	14,060	05/13/2021
E2079330	SOLAR PANELS	47,856	10/01/2020
B1124900	SWIM POOL	30,000	07/12/2011
M13694	4 TON UNIT	0	03/01/2008
P13050	OTHER	0	02/01/2008
C21007	CO ISSUED	0	01/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1588/0622	10/06/2008	WD	Q	I		254,500

GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FAUCHER GEORGE L JR						
1533/0914	11/01/2007	WD	U	V	19	120,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W8 FOP=[YR=2008] N8 W31 S8 E31 \$ W42 S35
FGR=[YR=2008] S22 E21 N21 W1 N1 W7 N2 W7 S2 W6 \$ E6 N2 E7 S2
E7 S1 E1 S12 E11 FOP=[YR=2008] S4 E8 N4 W8 \$ E18 N48 \$ PTR=
E30 FUS=[YR=2008] E15 S15 E4 S20 W4 N11 W15 N24 \$ W30 \$.