

LOT 18
IN OR 1526/1726 & OR 1946/1496
FLORA PARKE #4 PB 7/137

REYNOLDS H ALLAN
32401 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0552-0018-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
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
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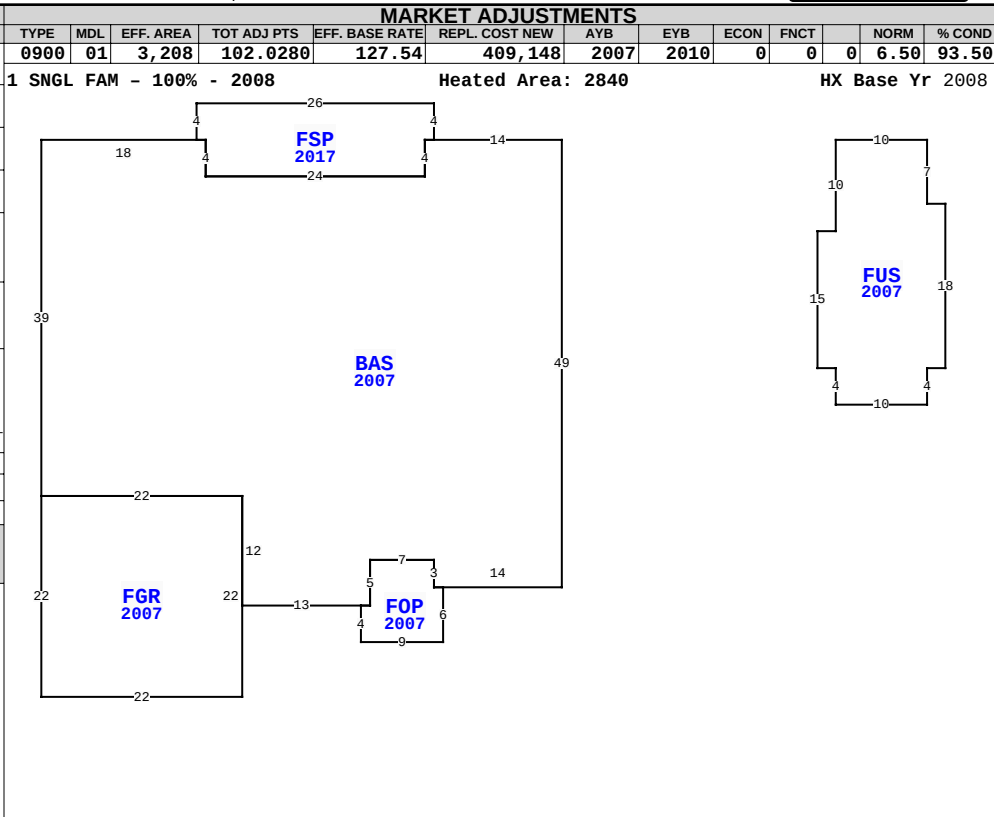
NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2,484	296,216
FGR	484	55	266	31,721
FOP	73	30	22	2,624
FSP	200	40	80	9,540
FUS	356	100	356	42,453

TOTALS	3,597		3,208	382,553
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0810	CONCRETE A	0 100	0	0	610.00	SF	6.50	
3	0476	VF 6 SBPL	0 100	0	0	200.00	LF	32.00	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	
5	0855	CONC PAVER	0 100	0	0	425.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	



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

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	2007	2007	3	91	1,820	
2	0810	CONCRETE A	0 100	0	0	610.00	SF	6.50	6.50	100	2007	2007	3	88	3,489	
3	0476	VF 6 SBPL	0 100	0	0	200.00	LF	32.00	32.00	100	2007	2007	3	72	4,608	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	72	216	
5	0855	CONC PAVER	0 100	0	0	425.00	SF	10.00	10.00	100	2007	2007	3	88	3,740	

TOTAL OB/XF										13,873						
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4 Tax Dist:		
BUILDING MARKET VALUE										382,553		
TOTAL MARKET OB/XF VALUE										13,873		
TOTAL LAND VALUE - MARKET										75,000		
TOTAL MARKET VALUE										471,426		
SOH/AGL Deduction										223,828		
ASSESSED VALUE										247,598		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										197,598		
TOTAL JUST VALUE										471,426		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										444,470		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108188	(9) WINDOWS	13,480	08/01/2021
B0719494	NEW CONSTR	0	01/01/2007
C19494	CO ISSUED	0	01/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1946/1496	10/27/2014	QC	U	I	11	100	
GRANTOR: REYNOLDS JENNIFER L							
GRANTEE: REYNOLDS H ALLAN							
1526/1726	9/24/2007	WD	Q	I		300,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: REYNOLDS H ALLAN &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W14 FSP=[YR=2017] N4 W26 S4 E1 S4 E24 N4 E1 \$ W1 S4 W24 N4 W18 S39 FGR=[YR=2007] S22 E22 N22 W22 \$ E22 S12 E13 FOP=[YR=2007] S4 E9 N6 W1 N3 W7 S5 W1 \$ E1 N5 E7 S3 E14 N49 \$ PTR= E30 FUS=[YR=2007] E10 S7 E2 S18 W2 S4 W10 N4 W2 N15 E2 N10 \$ W30 \$.									