



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,113	100	2,113	264,330
FGR	476	55	262	32,776
FOP	32	30	10	1,251
FOP	248	30	74	9,257
FUS	482	100	482	60,297
TOTALS	3,351		2,941	367,910

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	586.00	SF	5.20	5.20	100	2008	2008	3	89	2,712	
2	0477	VF 4 SLAT	0	100	204	0	204.00	LF	14.00	14.00	100	2012	2012	3	83	2,370	
3	0861	POOL GUNIT	0	100	25	14	350.00	SF	85.00	85.00	100	2020	2020	3	93	27,668	
4	0855	CONC PAVER	0	100	0	0	464.00	SF	10.00	10.00	100	2020	2020	3	99	4,594	

LAND DESCRIPTION			TOTAL OB/XF 37,344														
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
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	75,000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,941	108.1940	135.24	397,741	2008	2008	0	0	0	7.50	92.50
1 SNGL FAM - 100% - 2020				Heated Area: 2595				HX Base Yr 2020				

The site plan shows four building footprints with their dimensions and labels:

- BAS 2008**: The largest footprint, with dimensions 39, 11, 35, 22, 21, 9, 13, 8, 7, 6, 19, 10, 48, and 31.
- FOP 2008**: Located at the top left, with dimensions 31, 8, and 8.
- FGR 2008**: Located at the bottom right, with dimensions 8, 7, 6, 13, 9, and 21.
- FUS 2008**: Located at the top right, with dimensions 15, 16, 24, 10, 10, 9, 18, and 4.

BLD DATE	LGL DATE
XF DATE	LAND DATE

32402 POND PARKE PL FERNANDINA BEACH

04/08/2024

MLU

32402 POND PARKE PL, FERNANDINA BEACH												BLD DATE		LGL DATE		04/08/2024	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				367,910	
TOTAL MARKET OB/XF VALUE				37,344	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				480,254	
SOH/AGL Deduction				163,970	
ASSESSED VALUE				316,284	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				266,284	
TOTAL JUST VALUE				480,254	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				454,437	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000473	SWIM POOL	41,715	02/01/2020
C21313	CO ISSUED	213,312	11/20/2008
E20904	ELEC OTHER	2,000	06/01/2008
M13921	MECH OTHER	0	06/01/2008
P13234	OTHER	0	05/01/2008
C21313	CO ISSUED	213,312	04/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2323/1181	11/21/2019	WD	Q	I	01
GRANTOR: LESIW RICHARD					SALE PRICE
GRANTEE: GRAVES MATTHEW A &					
1748/1929	7/18/2011	QC	U	I	11
GRANTOR: LESIW LISA					100
GRANTEE: LESIW RICHARD					

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2008] W11FOP=[YR=2008] N8 W31 S8 E31 \$ W39 S48 E10 FOP=[YR=2008] S4 E8 N4 W8 \$ E19 FGR=[YR=2008] S9 E21 N22 W6 N2 W7 S2 W8 S13 \$ N13 E8 N2 E7 S2 E6 N35 \$ PTR=E30 FUS=[YR=2008] E4 N16 E15 S24 W10 S10 W9 N18 \$W30\$.																