LOT 20
FLORA PARKE #4 PB 7/137

RICHARDS KENNETH M IV
32406 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0552-0020-0000

BUILDING CHARACTERISTICS

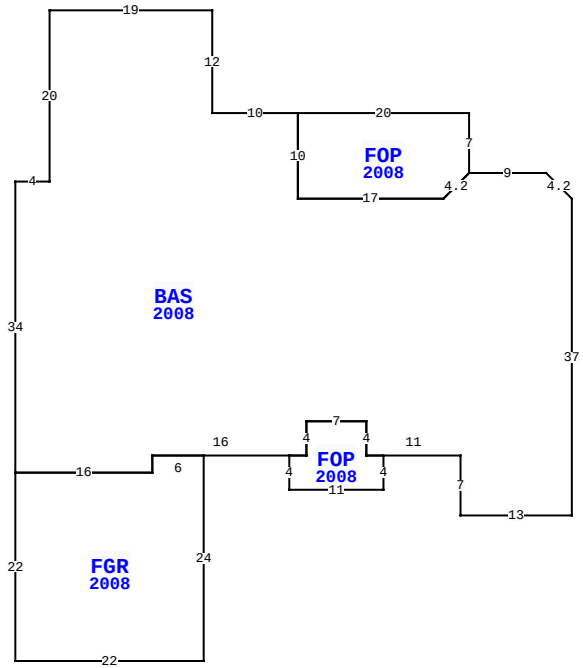
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,607	100	2,607	310,454
FGR	496	55	273	32,510
FOP	72	30	22	2,620
FOP	196	30	59	7,026
TOTALS	3,371		2,961	352,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,961	107.3480	134.18	397,307	2008	2008	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2009 Heated Area: 2607 HX Base Yr 2009



32406 POND PARKE PL, FERNANDINA BEACH

BLD DATE	08/12/2008	RK	LGL DATE	
XF DATE	08/12/2008	RK	LAND DATE	04/08/2024 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		352,610
TOTAL MARKET OB/XF VALUE		42,294
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		469,904
SOH/AGL Deduction		215,413
ASSESSED VALUE		254,491
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		204,491
TOTAL JUST VALUE		469,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20954	SCRN ENCLOSURE	9,000	01/01/2008
M13368	MECH OTHER	0	10/01/2007
B20700	SWIM POOL	30,000	10/01/2007
C20496	CO ISSUED	0	09/01/2007
B20496	NEW CONSTR	225,918	09/01/2007
E20032	ELEC OTHER	2,000	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/1725	3/28/2022	WD	U	I	16	98,000
GRANTOR: HAMILTON RHONDA L						
GRANTEE: RICHARDS KENNETH M						
1554/1072	3/07/2008	WD	Q	I		373,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RICHARDS KENNETH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] U3 L3 W9 FOP=[YR=2008] N7 W20 S10 E17 U3 R3 $ D3 L3 W17 N10 W10 N12 W19 S20 W4 S34 FGR=[YR=2008] S22 E22 N24 W6 S2 W16 $ E16 N2 E16 FOP=[YR=2008] S4 E11 N4 W2 N4 W7 S4 W2 $ E2 N4 E7 S4 E11 S7 E13 N37 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	
2	0812	CONCRETE C	0	100	0	0	1,594.00	SF	4.00	4.00	100	2008	2008	3	89	5,675	
3	0911	SCRN RM A	0	100	0	0	1,092.00	SF	17.50	17.50	100	2008	2008	3	35	6,689	
4	0462	ST/AL FNC	0	100	0	0	936.00	SF	10.00	10.00	100	2008	2008	3	52	4,867	
5	0861	POOL GUNIT	0	100	14	28	392.00	SF	85.00	85.00	100	2008	2008	3	52	17,326	
6	0845	KOOL DECK	0	100	0	0	700.00	SF	7.25	7.25	100	2008	2008	3	89	4,517	

LAND DESCRIPTION

TOTAL OB/XF 42,294

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	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							

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