LOT 23
IN OR 1843/84
FLORA PARKE #4 PB 7/137

WESTFALL DANIEL R & BRIANNA E
32420 POND PARKE PL
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0552-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

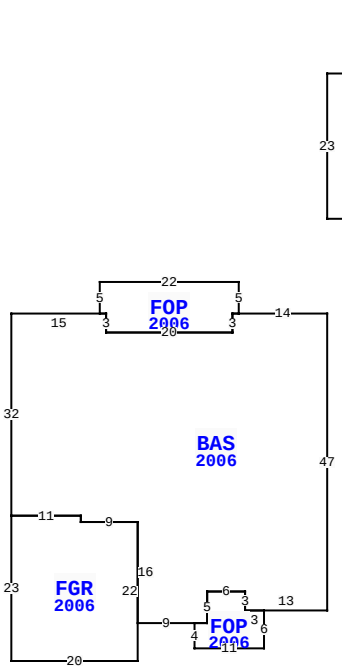
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	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
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,003	100	2,003	255,998
FGR	451	55	248	31,697
FOP	80	30	24	3,067
FOP	170	30	51	6,518
FUS	360	100	360	46,011
TOTALS	3,064		2,686	343,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,686	111.7440	139.68	375,180	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2014 Heated Area: 2363 HX Base Yr 2014



32420 POND PARKE PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		343,290
TOTAL MARKET OB/XF VALUE		23,610
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		441,900
SOH/AGL Deduction		205,739
ASSESSED VALUE		236,161
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,161
TOTAL JUST VALUE		441,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18348	SCRN RM	9,000	10/31/2006
B0618080	SWIM POOL	25,000	06/01/2006
C16737	CO ISSUED	0	12/01/2005
B16737	NEW CONSTR	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1843/0084	3/01/2013	WD	Q	I	01	265,000
GRANTOR: O'SHEA MAGDALENE V &						
GRANTEE: WESTFALL DANIEL R &						
1419/0032	6/09/2006	WD	Q	I		323,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: O'SHEA MAGDAALENE V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FOP=[YR=2006] N5 W22 S5 E1 S3 E20 N3 E1$ W1 S3 W20 N3 W15 S32 FGR=[YR=2006] S23 E20 N22 W9 N1 W11$ E11 S1 E9 S16 E9 FOP=[YR=2006] S4 E11 N6 W3 N3 W6 S5 W2$ E2 N5 E6 S3 E13 N47$ PTR= N15 FUS=[YR=2006] N23 E7 N10 E4 S6 E5 S10 W4 S17 W12$ S15$.

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	0811	CONCRETE B	0	100	0	0	578.00	SF	5.20	5.20	100	2006	2006	3	87	2,615	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2006	2006	3	87	373	
3	0861	POOL GUNIT	0	100	0	0	221.00	SF	85.00	85.00	100	2006	2006	3	44	8,265	
4	0845	KOOL DECK	0	100	0	0	387.00	SF	7.25	7.25	100	2006	2006	3	87	2,441	
5	0911	SCRN RM A	0	100	32	19	608.00	SF	17.50	17.50	100	2006	2006	3	27	2,873	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
7	0476	VF 6 SBPL	0	100	0	0	75.00	LF	32.00	32.00	100	2007	2007	3	72	1,728	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	72	216	
9	0479	VF PICKET	0	100	0	0	60.00	LF	10.00	10.00	100	2007	2007	3	72	432	
10	0855	CONC PAVER	0	100	30	15	450.00	SF	7.00	7.00	100	2010	2010	3	91	2,867	

TOTAL OB/XF 23,610

LAND DESCRIPTION

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