LOT 24
FLORA PARKE #4 PB 7/137

CROWTHER JEAN ANN
32424 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0552-0024-0000

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	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

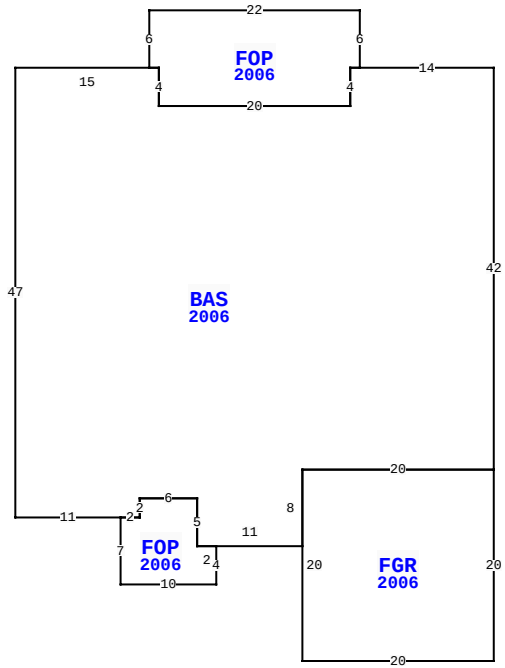
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,191	100	2,191	259,337
FGR	400	55	220	26,040
FOP	76	30	23	2,722
FOP	212	30	64	7,575
TOTALS	2,879		2,498	295,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,498	103.4880	129.36	323,141	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2023 Heated Area: 2191 HX Base Yr 2023



32424 POND PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		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		295,674
TOTAL MARKET OB/XF VALUE		7,636
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		378,310
SOH/AGL Deduction		12,642
ASSESSED VALUE		365,668
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		315,668
TOTAL JUST VALUE		378,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11859	H/AC	0	08/01/2006
E17639	NEW CONSTR	2,000	07/01/2006
P11327	NEW CONSTR	0	07/01/2006
C0618074	CO ISSUED	185,394	06/01/2006
B0618074	NEW CONSTR	185,394	06/01/2006
R0609482	REPAIR/RRF	2,800	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/0307	7/25/2022	WD	Q	I	02	460,000
GRANTOR: EBLIN WILLIAM J & CYN						
GRANTEE: CROWTHER JEAN ANNE						
1709/0331	10/29/2010	WD	Q	I	02	207,500
GRANTOR: PATTERSON REBECCA L						
GRANTEE: EBLIN WILLIAM J & C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] N20 BAS=[YR=2006] N42 W14 FOP=[YR=2006] N6 W22 S6 E1 S4 E20 N4 E1$W1 S4 W20 N4 W15 S47 E11 FOP=[YR=2006] S7 E10 N4 W2 N5W6S2W2$ E2N2 E6 S5 E11 N8 E20$W20 S20 E20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	2006	2006	3	87	458	
3	0810	CONCRETE A	0	100	37	16	592.00	SF	6.50	6.50	100	2006	2006	3	87	3,348	
4	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2007	2007	3	72	1,382	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	72	216	
6	0479	VF PICKET	0	100	0	0	60.00	LF	10.00	10.00	100	2007	2007	3	72	432	

LAND DESCRIPTION

TOTAL OB/XF 7,636

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