LOT 25
FLORA PARKE #4 PB 7/137

THOMPSON JOHN W III &/BYRNE SARAH K
32428 POND PARKE PL
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0552-0025-0000

BUILDING CHARACTERISTICS

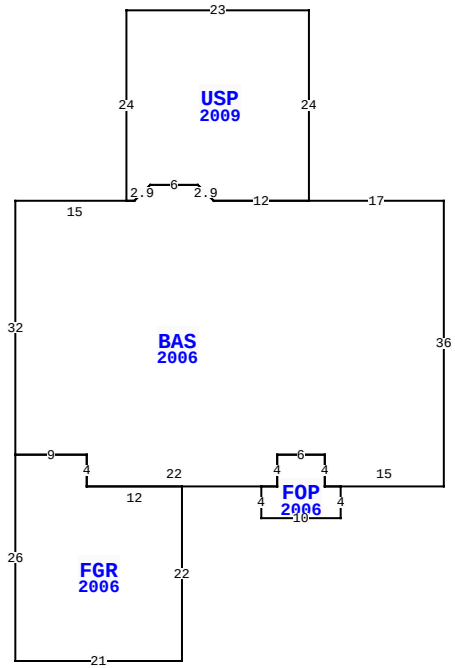
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,900	100	1,900	238,314
FGR	498	55	274	34,367
FOP	64	30	19	2,384
USP	536	30	161	20,194
TOTALS	2,998		2,354	295,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,354	109.6620	137.08	322,686	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 0% - 0 Heated Area: 1900 HX Base Yr



32428 POND PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
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	295,258
TOTAL MARKET OB/XF VALUE	9,297
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	379,555
SOH/AGL Deduction	68,910
ASSESSED VALUE	310,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,645
TOTAL JUST VALUE	379,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22781	XFOB	9,300	08/01/2009
C0617112	CO ISSUED	0	01/01/2006
B0617112	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/1669	12/27/2019	WD	Q	I	01	260,000
GRANTOR: LOOMIS LARRY W & NANC						
GRANTEE: THOMPSON JOHN W III						
1458/1725	11/14/2006	WD	Q	I		280,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LOOMIS LARRY W & NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 USP=[YR=2009] N24 W23 S24 E1 R2 U2 E6 D2 R2 E12$ W12 L2 U2 W6 D2 L2 W15 S32 FGR=[YR=2006] S26 E21 N22 W12 N4 W9$ E9 S4 E22 FOP=[YR=2006] S4 E10 N4 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E15 N36$.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0812	CONCRETE C	0	0	0	0	1,092.00	SF	4.00	4.00	100	2006	2006	3	87	3,800	
3	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2010	2010	3	78	2,995	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	78	234	
5	0479	VF PICKET	0	0	0	0	60.00	LF	10.00	10.00	100	2010	2010	3	78	468	

LAND DESCRIPTION

TOTAL OB/XF 9,297

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	0		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