

LOT 9
IN OR 1424/1
ESMT OR 1450/702

DAVIS KEITH J & DIANN
32427 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0552-0009-0000



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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,257	100	2006	2,257	288,630
FGR	429	55	2006	236	30,180
FOP	116	30	2006	35	4,476
FOP	255	30	2006	76	9,719
TOTALS	3,057			2,604	333,005

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	37	16	592.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,604	106.4640	140.53	365,940	2006	2006	0	0	9.00	91.00
1 SNGL FAM - 100% - 2007 Heated Area: 2257 HX Base Yr 2007											
BLD DATE	02/01/2007	PH	LGL DATE								
XF DATE	02/01/2007	PH	LAND DATE								
INC DATE			AG DATE								
32427 POND PARKE PL, FERNANDINA BEACH				04/23/2025				MLU			

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										333,005	
TOTAL MARKET OB/XF VALUE										5,609	
TOTAL LAND VALUE - MARKET										85,000	
TOTAL MARKET VALUE										423,614	
SOH/AGL Deduction										214,294	
ASSESSED VALUE										209,320	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										158,598	
TOTAL JUST VALUE										423,614	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										397,758	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16736	CO ISSUED	0	12/01/2005
B16736	NEW CONSTR	0	12/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1424/0001	6/28/2006	WD	Q	I		299,900			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: DAVIS KEITH J & DIA									
1361/0915	10/25/2005	WD	U	V	19	300,000			
GRANTOR: FLORA PARKE DEV INC									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] N37 W3 FOP=[YR=2006] N8 W25 S8 E3 D2 R2 S3 E8 U5 R5 E7\$ W7 D5 L5 W8 N3 U2 L2 W3 N12 W30 S43 FGR=[YR=2006] S21 E21 N18 W4 N3 W17\$ E17 S3 E16 FOP=[YR=2006] S 8 E13 N5 W3 N6 W7 S3 W3\$ E3 N3 E7 S6 E5 S1 E6 N1 E4\$.											