LOT 15
IN OR 2143/1244
ESMT PT OR 1450/696

DUPUIS STEVEN R & CATHERINE
32411 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0552-0015-0000

BUILDING CHARACTERISTICS

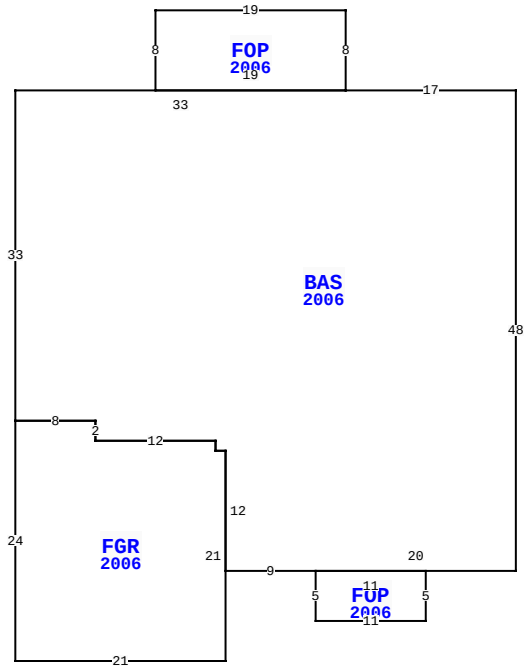
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,112	100	2006	2,112	268,223
FGR	477	55	2006	262	33,274
FOP	55	30	2006	16	2,032
FOP	152	30	2006	46	5,842
TOTALS	2,796			2,436	309,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,436	111.2300	146.82	357,654	2006	2006	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2018 Heated Area: 2112 HX Base Yr 2018



32411 POND PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 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		309,371
TOTAL MARKET OB/XF VALUE		32,022
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		426,393
SOH/AGL Deduction		149,000
ASSESSED VALUE		277,393
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,671
TOTAL JUST VALUE		426,393
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20752	XFOB	8,000	11/01/2007
B20559	SWIM POOL	21,000	09/01/2007
C16986	CO ISSUED	0	01/01/2006
B16986	NEW CONSTR	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2143/1244	8/24/2017	WD	Q	I	02	310,000
GRANTOR: DVORCEK CARL P & ROSA						
GRANTEE: DUPUIS STEVEN R & C						
1438/0785	8/21/2006	WD	Q	I		299,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DVORCEK CARL P & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 FOP=[YR=2006] N8 W19 S8 E19$ W33 S33
FGR=[YR=2006] S24 E21 N21 W1 N1 W12 N2 W8$ E8 S2 E12 S1 E1
S12 E9 FOP=[YR=2006] S5 E11 N5 W11$ E20 N48$.

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	586.00	SF	5.20	5.20	100	2006	2006	3	86	2,621	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2006	2006	3	86	436	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
4	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2007	2007	3	44	14,661	
5	0911	SCRN RM A	0	100	0	0	1,120.00	SF	17.50	17.50	100	2007	2007	3	27	5,292	
6	0845	KOOL DECK	0	100	0	0	728.00	SF	7.25	7.25	100	2007	2007	3	87	4,592	
7	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00	10.00	100	2007	2007	3	44	2,640	

LAND DESCRIPTION

TOTAL OB/XF 32,022

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS