LOT 16
FLORA PARKE #4 PB 7/137

COOK LINDA
32407 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0552-0016-0000

BUILDING CHARACTERISTICS

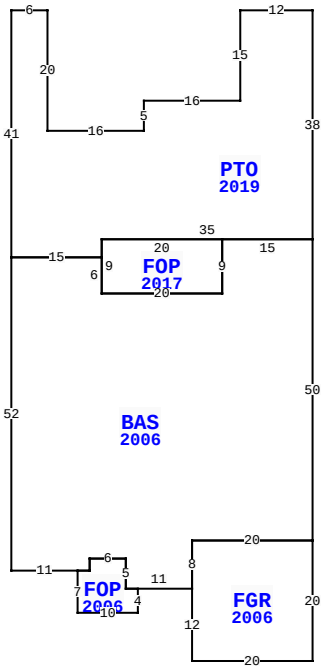
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,446	100	2006	2,446	330,585
FGR	400	55	2006	220	29,733
FOP	76	30	2006	23	3,109
FOP	180	30	2017	54	7,298
PTO	1,385	5	2019	69	9,326
TOTALS	4,487			2,812	380,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,812	112.5120	148.52	417,638	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2024 Heated Area: 2446 HX Base Yr 2024



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

32407 POND PARKE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		380,051
TOTAL MARKET OB/XF VALUE		78,351
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		543,402
SOH/AGL Deduction		10,142
ASSESSED VALUE		533,260
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		482,538
TOTAL JUST VALUE		543,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003443	SCRN ENCLSR	36,902	04/05/2019
B1900103	SWIM POOL	187,047	01/01/2019
C16735	CO ISSUED	0	12/01/2005
B16735	NEW CONSTR	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/573	3/10/2023	QC	U	I	11	100
GRANTOR: COOK SCOTT						
GRANTEE: COOK LINDA						
2024/0113	1/08/2016	WD	Q	I	02	285,500
GRANTOR: FRANTOM FRANK A & CAR						
GRANTEE: COOK SCOTT & LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] N38 W12 S15 W16 S5 W16 N20 W6 S41 E15 N3 E35$
BAS=[YR=2006] W15 FOP=[YR=2017] W20 S9 E20N9$ S9 W20 N6 W15
S52 E11 FOP=[YR=2006] S7 E10 N4 W2 N5 W6 S2 W2$ E2 N2 E6 S5
E11 FGR=[YR=2006] S12 E20 N20 W20 S8$ N8 E20 N50 $.

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	89	1,780	
2	0811	CONCRETE B	0	100	0	0	546.00	SF	5.20	5.20	100	2006	2006	3	86	2,442	
3	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	2006	2006	3	86	486	
4	0462	ST/AL FNC	0	100	78	0	312.00	SF	10.00	10.00	100	2013	2013	3	68	2,122	
5	0911	SCRN RM A	0	100	0	0	1,945.00	SF	17.50	17.50	100	2019	2019	3	82	27,911	
6	0861	POOL GUNIT	0	100	0	0	560.00	SF	85.00	85.00	100	2019	2019	3	87	41,412	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	82	1,640	
8	1134	LANDSCP BL	0	100	47	0	188.00	SF	3.00	3.00	100	2019	2019	3	99	558	

LAND DESCRIPTION

TOTAL OB/XF 78,351

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 12/26/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS