

LOT 17
IN OR 1588/622
FLORA PARKE #4 PB 7/137

FAUCHER GEORGE L JR & NATALIE R
32403 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0552-0017-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

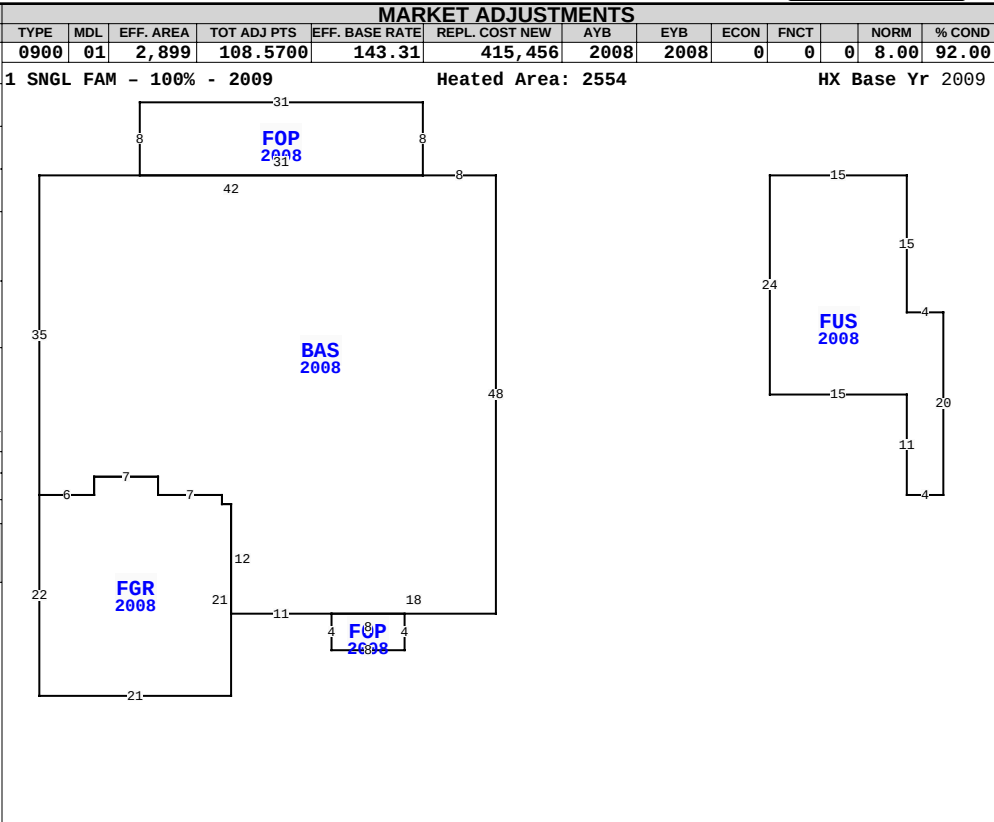
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2008	2,114	278,720
FGR	475	55	2008	261	34,412
FOP	32	30	2008	10	1,318
FOP	248	30	2008	74	9,757
FUS	440	100	2008	440	58,012

TOTALS	3,309			2,899	382,220
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	580.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	100	16	24	384.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	510.00	SF	7.00	7.00	
4	0462	ST/AL FNC	0	100	132	0	528.00	SF	10.00	10.00	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	
6	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
30,022											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		382,220	
TOTAL MARKET OB/XF VALUE		30,022	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		497,242	
SOH/AGL Deduction		234,991	
ASSESSED VALUE		262,251	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		211,529	
TOTAL JUST VALUE		497,242	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		470,572	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106155	(10) WINDOWS	14,060	05/13/2021
E2079330	SOLAR PANELS	47,856	10/01/2020
B1124900	SWIM POOL	30,000	07/12/2011
M13694	4 TON UNIT	0	03/01/2008
P13050	OTHER	0	02/01/2008
C21007	CO ISSUED	0	01/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1588/0622	10/06/2008	WD	Q	I		254,500	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: FAUCHER GEORGE L JR							
1533/0914	11/01/2007	WD	U	V	19	120,000	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W8 FOP=[YR=2008] N8 W31 S8 E31 \$ W42 S35 FGR=[YR=2008] S22 E21 N21 W1 N1 W7 N2 W7 S2 W6 \$ E6 N2 E7 S2 E7 S1 E1 S12 E11 FOP=[YR=2008] S4 E8 N4 W8 \$ E18 N48 \$ PTR= E30 FUS=[YR=2008] E15 S15 E4 S20 W4 N11 W15 N24 \$ W30 \$.											