

LOT 18
IN OR 1526/1726 & OR 1946/1496
FLORA PARKE #4 PB 7/137

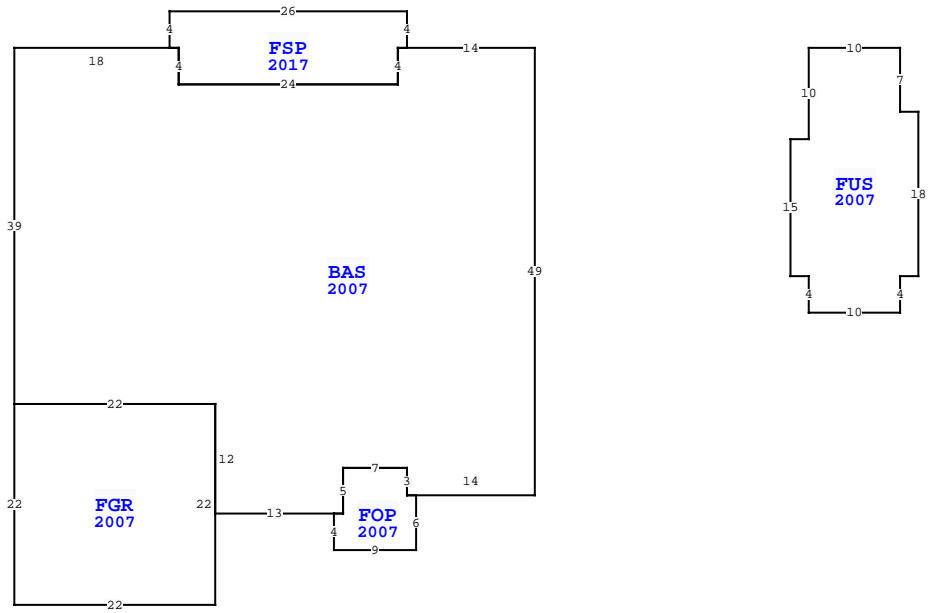
REYNOLDS H ALLAN
32401 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0552-0018-0000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 90 |
| Exterior Wall | 21 | STONE | 10 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 13 | LVT/LAMNT | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 5 | 100 |
| Bathrooms | | 3 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1.5 | 1.5 | 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 |
| BAS | 2,484 | 100 | 2007 |
| FGR | 484 | 55 | 2007 |
| FOP | 73 | 30 | 2007 |
| FSP | 200 | 40 | 2017 |
| FUS | 356 | 100 | 2007 |
| TOTALS | 3,597 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 3,208 | 102.0280 | 134.68 | 432,053 | 2007 | 2007 | 0 | 0 | 8.50 | 91.50 |
| 1 SNGL FAM - 100% - 2008 Heated Area: 2840 HX Base Yr 2008 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 4 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 395,328 |
| TOTAL MARKET OB/XF VALUE | | | 13,571 |
| TOTAL LAND VALUE - MARKET | | | 85,000 |
| TOTAL MARKET VALUE | | | 493,899 |
| SOH/AGL Deduction | | | 239,121 |
| ASSESSED VALUE | | | 254,778 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 204,056 |
| TOTAL JUST VALUE | | | 493,899 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 471,426 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| B2108188 | (9) WINDOWS | 13,480 | 08/01/2021 |
| B0719494 | NEW CONSTR | 0 | 01/01/2007 |
| C19494 | CO ISSUED | 0 | 01/01/2007 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1946/1496 | 10/27/2014 | QC | U | I | 11 | 100 |
| GRANTOR: REYNOLDS JENNIFER L | | | | | | |
| GRANTEE: REYNOLDS H ALLAN | | | | | | |
| 1526/1726 | 9/24/2007 | WD | Q | I | | 300,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: REYNOLDS H ALLAN & | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N | 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 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2007 | 2007 | 3 | 90 | 1,800 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 610.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 87 | 3,450 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 200.00 | LF | 32.00 | 32.00 | 100 | 2007 | 2007 | 3 | 69 | 4,416 | |
| 4 | 0470 | VNYL GATE | 0 | 100 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2007 | 2007 | 3 | 69 | 207 | |
| 5 | 0855 | CONC PAVR | 0 | 100 | 0 | 425.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 87 | 3,698 | |

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

| BUILDING NOTES | |
|--|--|
| BAS=[YR=2007] W14 FSP=[YR=2017] N4 W26 S4 E1 S4 E24 N4 E1 \$ W1 S4 W24 N4 W18 S39 FGR=[YR=2007] S22 E22 N22 W22 \$ E22 S12 E13 FOP=[YR=2007] S4 E9 N6 W1 N3 W7 S5 W1 \$ E1 N5 E7 S3 E14 N49 \$ PTR= E30 FUS=[YR=2007] E10 S7 E2 S18 W2 S4 W10 N4 W2 N15 E2 N10 \$ W30 \$. | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | | | | | | | |