

GRAVES MATTHEW A & AMANDA C
32402 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

26-2N-28-0552-0019-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 90

Exterior Wall21STONE 10

RooF Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo11CLAY TILE 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4041.00

TOTALS3,3512,941386,431

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,941108.1940142.82420,03420082008008.0092.00

1 SNGL FAM - 100% - 2020Heated Area: 2595HX Base Yr 2020

FOP 2008

BAS 2008

FGR 2008

FUS 2008

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE386,431

TOTAL MARKET OB/XF VALUE36,317

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE507,748

SOH/AGL Deduction182,292

ASSESSED VALUE325,456

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE274,734

TOTAL JUST VALUE507,748

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE480,254

PERMIT NUMDESCRIPTIONAMTISSUED

B2000473SWIM POOL41,71502/01/2020

C21313CO ISSUED213,31211/20/2008

E20904ELEC OTHER2,00006/01/2008

M13921MECH OTHER006/01/2008

P13234OTHER005/01/2008

C21313CO ISSUED213,31204/01/2008

SALES DATA

OFF RECORD NumberDATETYPEINSTQ U I V I RSN CD SALE PRICE

2323/118111/21/2019WDQI01305,000

GRANTOR: LESIW RICHARD

GRANTEE: GRAVES MATTHEW A &

1748/19297/18/2011QCUI11100

GRANTOR: LESIW LISA

GRANTEE: LESIW RICHARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W11FOP=[YR=2008] N8 W31 S8 E31 \$ W39 S48 E10

FOP=[YR=2008] S4 E8 N4 W8 \$ E19 FGR=[YR=2008] S9 E21 N22 W6

N2 W7 S2 W8 S13 \$ N13 E8 N2 E7 S2 E6 N35 \$ PTR=E30

FUS=[YR=2008] E4 N16 E15 S24 W10 S10 W9 N18 \$W30\$.

EXTRA FEATURES

LNOBXFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICERIG CONDYEAR ONYEAR ACTUALQ% CONDOBX/MKT VALUENOTES

10811CONCRETE B010000586.00SF5.205.20100200820083882,682

20477VF 4 SLAT01002040204.00LF14.0014.00100201220123812,313

30861POOL GUNIT01002514350.00SF85.0085.001002020202039026,775

40855CONC PAVER010000464.00SF10.0010.00100202020203984,547

TOTALS3,3512,941386,431

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSDPH TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100PUD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE02/11/2021BYKWTotal Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/30/2025 BY SYS