LOT 21
FLORA PARKE #4 PB 7/137

BRASIER RICHARD/ZOOLE MIRIAM
32410 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0552-0021-0000

BUILDING CHARACTERISTICS

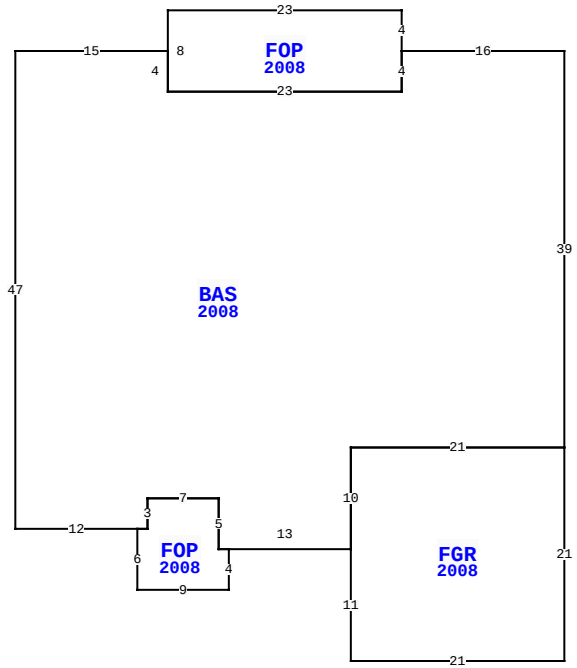
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,283	100	2008	2,283	298,629
FGR	441	55	2008	243	31,786
FOP	73	30	2008	22	2,878
FOP	184	30	2008	55	7,194
TOTALS	2,981			2,603	340,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,603	107.7120	142.18	370,095	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 0 Heated Area: 2283 HX Base Yr



BLD DATE	07/08/2008 RK	LGL DATE	
XF DATE	07/08/2008 RK	LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

32410 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	340,487
TOTAL MARKET OB/XF VALUE	5,835
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	431,322
SOH/AGL Deduction	65,345
ASSESSED VALUE	365,977
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	365,977
TOTAL JUST VALUE	431,322
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20685	ELEC OTHER	2,000	04/01/2008
M13737	MECH OTHER	0	04/01/2008
C21172	CO ISSUED	0	03/01/2008
R11083	REPAIR/RRF	2,800	03/01/2008
B21172	NEW CONSTR	196,416	03/01/2008
P13117	OTHER	0	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2389/0775	9/01/2020	WD	Q	I	01	275,000
GRANTOR: SIMMONS RONALD R JR &						
GRANTEE: BRASIER RICHARD & M						
1578/0202	7/22/2008	WD	Q	I		225,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SIMMONS RONALD R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 FOP=[YR=2008] N4 W23 S8 E23 N4$ S4 W23 N4 W15 S47 E12 FOP=[YR=2008] S6 E9 N4 W1 N5 W7 S3 W1 $ E1 N3 E7 S5 E13 FGR=[YR=2008] S11 E21 N21 W21 S10 $ N10 E21 N39 $.

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	0	0	0	654.00	SF	5.20	5.20	100	2008	2008	3	88	2,993	
2	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2009	2009	3	74	2,842	

LAND DESCRIPTION

TOTAL OB/XF 5,835

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	0		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