LOT 22
FLORA PARKE #4 PB 7/137

CLARK SUE A & ROY
32416 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0552-0022-0000

BUILDING CHARACTERISTICS

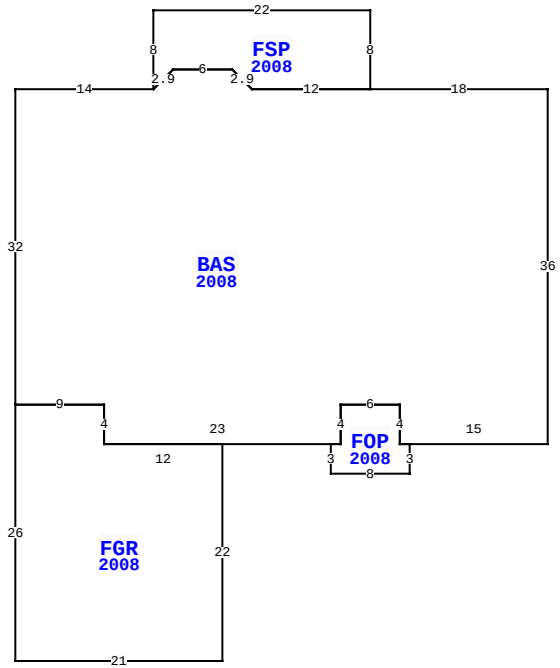
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,900	100	2008	1,900	253,023
FGR	498	55	2008	274	36,489
FOP	48	30	2008	14	1,865
FSP	160	40	2008	64	8,523
TOTALS	2,606			2,252	299,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,252	109.6620	144.75	325,977	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2023 Heated Area: 1900 HX Base Yr 2023



32416 POND PARKE PL, FERNANDINA BEACH

BLD DATE	02/05/2009	RK	LGL DATE	
XF DATE	02/05/2009	RK	LAND DATE	04/23/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,899
TOTAL MARKET OB/XF VALUE		3,555
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		388,454
SOH/AGL Deduction		26,653
ASSESSED VALUE		361,801
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		311,079
TOTAL JUST VALUE		388,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13625	MECH OTHER	0	02/01/2008
C20976	CO ISSUED	173,580	01/01/2008
R10974	REPAIR/RRF	2,800	01/01/2008
P12988	OTHER	0	01/01/2008
B20976	NEW CONSTR	173,580	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/0831	9/28/2022	WD	Q	I	01	445,000
GRANTOR: STENDAHL ALLEN J & NA						
GRANTEE: CLARK SUE A & ROY (						
2064/0604	8/10/2016	WD	Q	I	02	256,000
GRANTOR: NIXON MICHAEL W & MAR						
GRANTEE: STENDAHL ALLEN J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W18 FSP=[YR=2008] N8 W22 S8 U2 R2 E6 D2 R2 E12 $ W12 U2 L2 W6 D2 L2 W14 S32 FGR=[YR=2008] S26 E21 N22 W12 N4 W9 $ E9 S4 E23 FOP=[YR=2008] S3 E8 N3 W1 N4 W6 S4 W1 $ E1 N4 E6 S4 E15 N36 $.

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	0812	CONCRETE C	0	100	0	0	1,010.00	SF	4.00	4.00	100	2008	2008	3	88	3,555	

LAND DESCRIPTION

TOTAL OB/XF 3,555

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 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