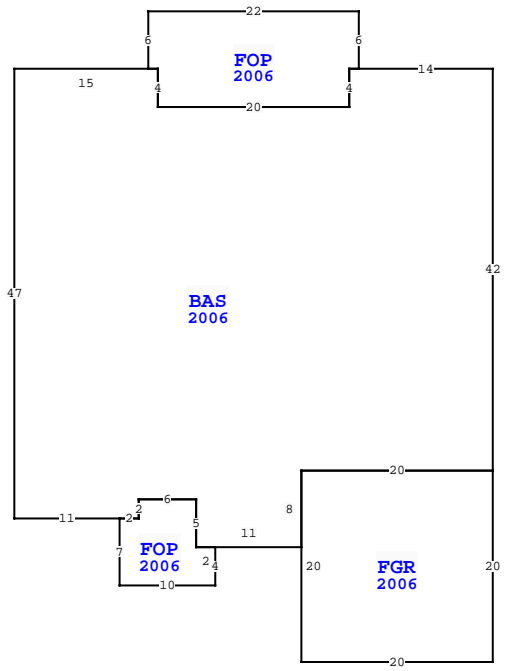




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	13	LVT/LAMNT	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,191	100	2006
FGR	400	55	2006
FOP	76	30	2006
FOP	212	30	2006
TOTALS	2,879		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	-	100%	-	2023						
Heated Area: 2191					HX Base Yr 2023						



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		310,517
TOTAL MARKET OB/XF VALUE		7,488
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		403,005
SOH/AGL Deduction		26,733
ASSESSED VALUE		376,272
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		325,550
TOTAL JUST VALUE		403,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11859	H/AC	0	08/01/2006
E17639	NEW CONSTR	2,000	07/01/2006
P11327	NEW CONSTR	0	07/01/2006
C0618074	CO ISSUED	185,394	06/01/2006
B0618074	NEW CONSTR	185,394	06/01/2006
R0609482	REPAIR/RRF	2,800	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0307	7/25/2022	WD Q	Q	I	02	460,000
GRANTOR: EBLIN WILLIAM J & CYN						
GRANTEE: CROWTHER JEAN ANNE						
1709/0331	10/29/2010	WD Q	Q	I	02	207,500
GRANTOR: PATTERSON REBECCA L						
GRANTEE: EBLIN WILLIAM J & C						

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	2006	2006	3	89	1,780	
2	0810	CONCRETE A	0	100	27	3	SF	6.50	6.50	100	2006	2006	3	86	453	
3	0810	CONCRETE A	0	100	37	16	SF	6.50	6.50	100	2006	2006	3	86	3,309	
4	0476	VF 6 SBPL	0	100	0	0	LF	32.00	32.00	100	2007	2007	3	69	1,325	
5	0470	VNYL GATE	0	100	0	0	UT	300.00	300.00	100	2007	2007	3	69	207	
6	0479	VF PICKET	0	100	0	0	LF	10.00	10.00	100	2007	2007	3	69	414	

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

BUILDING NOTES	
32424 POND PARKE PL, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FGR=[YR=2006] N20 BAS=[YR=2006] N42 W14 FOP=[YR=2006] N6 W22 S6 E1 S4 E20 N4 E1\$W1 S4 W20 N4 W15 S47 E11 FOP=[YR=2006] S7 E10 N4 W2 N5W6S2W2\$ E2N2 E6 S5 E11 N8 E20\$W20 S20 E20\$.	

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							