

LOT 17
IN OR 1588/622
FLORA PARKE #4 PB 7/137

FAUCHER GEORGE L JR & NATALIE R
32403 POND PARKE PLACE
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0552-0017-0000



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	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
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	2,114	100	2008	2,114	262,718
FGR	475	55	2008	261	32,436
FOP	32	30	2008	10	1,243
FOP	248	30	2008	74	9,197
FUS	440	100	2008	440	54,681
TOTALS	3,309			2,899	360,274

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,899	97.7130	135.82	393,742	2008	2008	0	0	0	8.50 91.50	
1 SNGL FAM		100% - 2009		Heated Area: 2554				HX Base Yr 2009				
				BLD DATE					LGL DATE			
				XF DATE					LAND DATE	04/23/2025 MLU		

EXTRA FEATURES										32403 POND PARKE PL, FERNANDINA BEACH				INC DATE		AG DATE	
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
2	0860	POOL/SPA	0	100	16	0	1.00	UT	50,000.00	50,000.00	100	2011	2011	04	90	45,000	
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