

LOT 23
IN OR 1843/84
FLORA PARKE #4 PB 7/137

WESTFALL DANIEL R & BRIANNA E
32420 POND PARKE PL
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0552-0023-0000



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	13	LVT/LAMNT 60			
Interior Floo	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
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	2,003	100	2006	2,003	253,399
FGR	451	55	2006	248	31,375
FOP	80	30	2006	24	3,036
FOP	170	30	2006	51	6,452
FUS	360	100	2006	360	45,543
TOTALS	3,064			2,686	339,806

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,686	100.5696	139.79	375,476	2006	2006	0	0	9.50	90.50
1 SNGL FAM 100% - 2014											
Heated Area: 2363											
HX Base Yr 2014											
The diagram is a floor plan with several rooms and corridors. The rooms are labeled in blue text: FUS 2006 (bottom left), FGR 2006 (center), FOP 2006 (top center), and BAS 2006 (center right). Dimensions are indicated by numbers along the lines. The layout includes a large central area (FGR) connected to a smaller area (FOP) at the top, and another smaller area (FUS) to the left. A corridor (BAS) runs vertically on the right side. The overall shape is irregular with multiple turns and connections.											
BLD DATE				LGL DATE				04/23/2025			
XF DATE				LAND DATE				ML			