LOT 48
IN OR 2241/670
LONG POINT #1 PB 5/85-89

SUSAN L BURNS TRUST/BURNS SUSAN L TRUSTEE
2 JUNIPER CT
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	01	Quality Level 01

DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,322	100	4,322	769,825
FGR	972	55	535	95,293
FOP	1,285	30	386	68,754
FSP	66	40	26	4,631
FUS	1,039	100	1,039	185,065
UOP	130	20	26	4,631
USP	2,182	30	655	116,667
TOTALS	9,996		6,989	1,244,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	12	6,989	168.4388	200.02	1,397,940	2003	2003	0	0	0	10.95	89.05

1 SNGL FAM – 100% - 2019 Heated Area: 5361 HX Base Yr 2019

2 JUNIPER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,244,866
TOTAL MARKET OB/XF VALUE		43,435
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		1,788,301
SOH/AGL Deduction		604,621
ASSESSED VALUE		1,183,680
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,133,680
TOTAL JUST VALUE		1,788,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,621,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311575	XFOB	23,280	08/01/2003
B0210006	NEW CONSTR	600,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2241/0670	11/30/2018	WD	Q	I	02	1,610,000
GRANTOR: GARDNER BRUCE & CHERY						
GRANTEE: SUSAN L BURNS TRUST						
0834/1651	5/21/1998	WD	Q	V		84,900
GRANTOR: LONG POINT DEVELOPMEN						
GRANTEE: GARDNER BRUCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] 4322$ FUS=[YR=2003] 1039$ FGR=[YR=2003] 972$
FOP=[YR=2003] 1285$ FSP=[YR=2003] 66$ UOP=[YR=2003] 130$
USP=[YR=2003] 2182$.

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	0855	CONC PAVER	0	100	0	0	3,283.00	SF	10.00	10.00	100	2003	2003	3	84	27,577	
2	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2003	2003	3	88	3,520	
3	0861	POOL GUNIT	0	100	0	0	396.00	SF	85.00	85.00	100	2003	2003	3	36	12,118	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	22	220	

LAND DESCRIPTION

TOTAL OB/XF 43,435

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

REVIEW DATE 05/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 08/02/2023 BY SYS