

LOT 49 IN OR 843/1451
LONG POINT #1 PB 5/85-89

JARZYNA ANTHONY D & SUSAN R G
4 JUNIPER COURT
FERNANDINA BEACH, FL 32034

2023

03-6N-29-00LP-0049-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 5													
Exterior Wall	10	ABOVE AVG 50	0500	11	3,468	137.1058	195.38	677,578	2000	2000	0	0	13.50	86.50	VALUATION BY STANDARD													
Exterior Wall	20	FACE BRICK 50	1 SFR CUST - 100% - 2001												Heated Area: 2644													
Roof Structure	08	IRREGULAR 100													HX Base Yr 2001													
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floor	14	CARPET 70																										
Interior Floor	11	CLAY TILE 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units		0 100																										
Quality			04	Quality Level 04																								
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	2,644	100	2,644	446,846																								
FCP	252	25	63	10,647																								
FGR	720	55	396	66,925																								
FOP	57	30	17	2,873																								
FOP	287	30	86	14,535																								
FSP	332	40	133	22,478																								
FST	146	55	80	13,520																								
UOP	245	20	49	8,282																								
TOTALS			4,683	3,468	586,105																							
EXTRA FEATURES			4 JUNIPER CT, FERNANDINA BEACH																									
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	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700												
2	0812	CONCRETE C	0	100	0	0	2,986.00	SF	4.00	4.00	100	2000	2000	3	80	9,555												
3	0825	BRICK	0	100	0	0	194.00	SF	12.50	12.50	100	2000	2000	3	94	2,280												
4	1128	BRICK 12"	0	100	0	0	114.00	SF	14.00	14.00	100	2000	2000	3	94	1,500												
TOTAL OB/XF 15,035																												
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	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																												