



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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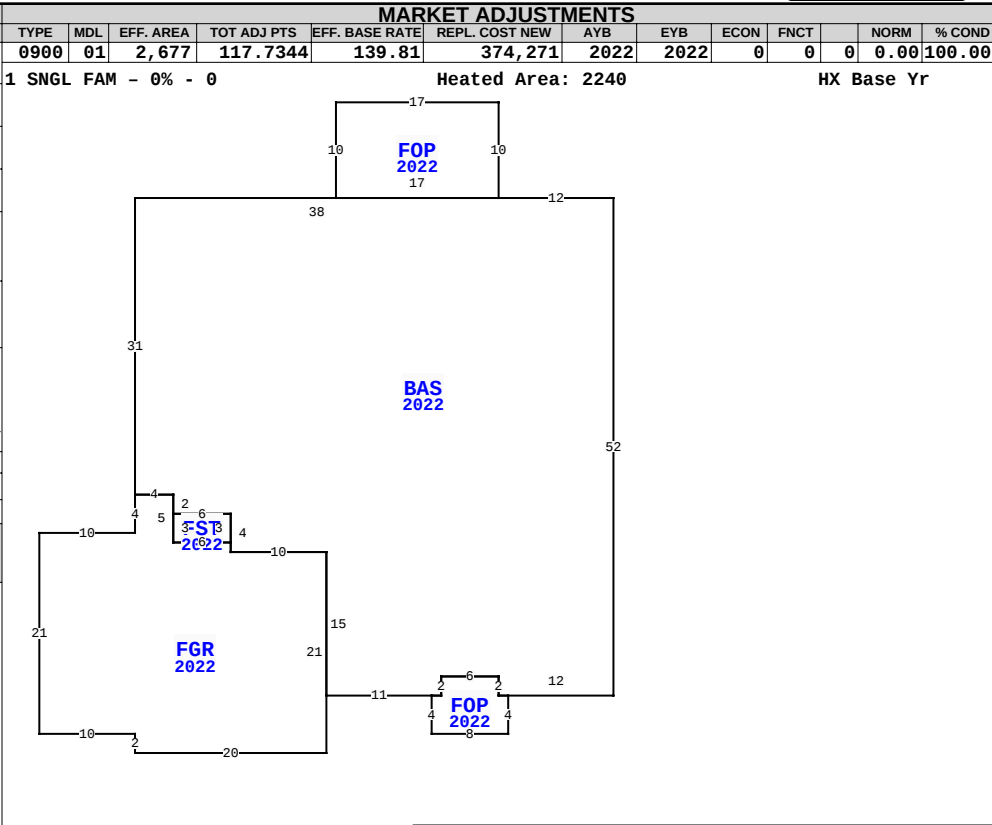
NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100	2,240	313,174
FGR	660	55	363	50,751
FOP	44	30	13	1,818
FOP	170	30	51	7,130
FST	18	55	10	1,398

TOTALS	3,132		2,677	374,271
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	866.00	SF	10.00	10.00	
2	0855	CONC PAVER	0	0	0	0	60.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	1.00



32355 JUNIPER PARKE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	06/22/2023	MLU
	XF DATE		LAND DATE		
	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
1	0855	CONC PAVER	0	0	0	0	866.00	SF	10.00	10.00	100	2022	2022	3	100	8,660	
2	0855	CONC PAVER	0	0	0	0	60.00	SF	10.00	10.00	100	2022	2022	3	100	600	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,677	117.7344	139.81	374,271	2022	2022	0	0	0.00	100.00

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		374,271
TOTAL MARKET OB/XF VALUE		9,260
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		448,531
SOH/AGL Deduction		14,180
ASSESSED VALUE		434,351
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		434,351
TOTAL JUST VALUE		448,531
NCON VALUE		383,531
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2206513	CO ISSUED	0	01/24/2023
B2206513	NEW CONSTR	381,627	04/26/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2615/1577	1/27/2023	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: REED GREGORY T & CA					

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BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2022] W12 FOP=[YR=2022] N10 W17 S10 E17\$ W38 S31					
FGR=[YR=2022] S4 W10 S21 E10 S2 E20 N21 W10 N1 FST=[YR=2022]					
N3 W6 S3 E6\$ W6 N5 W4\$ E4 S2 E6 S4 E10 S15 E11 FOP=[YR=2022]					
S4 E8 N4 W1 N2 W6 S2 W1\$ E1 N2 E6 S2 E12 N52\$.					