LOT 132
FLORA PARKE UNIT #6A PB 8/72

PELLERIN JOHN REV TRUST/PELLERIN JOHN TRUSTEE
32338 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0554-0132-0000

BUILDING CHARACTERISTICS

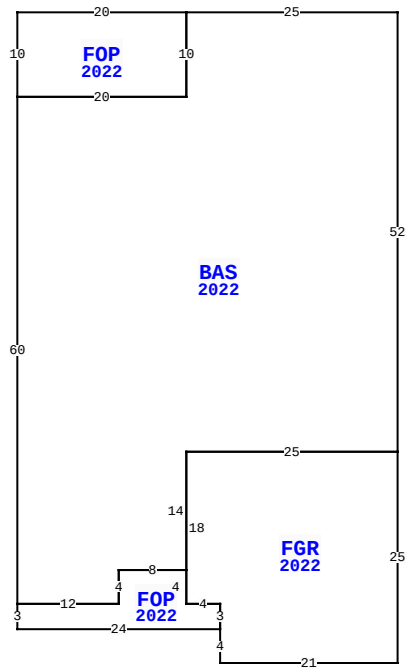
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,468	100	2,468	319,014
FGR	597	55	328	42,397
FOP	104	30	31	4,007
FOP	200	30	60	7,756
TOTALS	3,369		2,887	373,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,887	108.8520	129.26	373,174	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2468 HX Base Yr 2023



32338 JUNIPER PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		373,174
TOTAL MARKET OB/XF VALUE		12,041
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		450,215
SOH/AGL Deduction		0
ASSESSED VALUE		450,215
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		400,215
TOTAL JUST VALUE		450,215
NCON VALUE		385,215
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014538	SWIM POOL	80,696	09/23/2022
C2107062	CO ISSUED	361,626	02/08/2022
B2107062	NEW CONSTR	361,626	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2540/0830	2/17/2022	SW	Q	I	01	445,300

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: PELLERIN JOHN REV T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 FOP=[YR=2022] W20 S10 E20 N10$ S10 W20 S60 FOP=[YR=2022] S3 E24 FGR=[YR=2022] S4 E21 N25 W25 S18 E4 S3$ N3 W4 N4 W8 S4 W12$ E12 N4 E8 N14 E25 N52$.

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	0811	CONCRETE B	0	100	0	0	564.00	SF	5.20	5.20	100	2022	2022	3	100	2,933	
2	0471	VINYL FNC	0	100	0	0	144.00	LF	32.00	32.00	100	2022	2022	3	100	4,608	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	
4	0462	ST/AL FNC	0	100	90	0	360.00	SF	10.00	10.00	100	2022	2022	3	100	3,600	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 12,041

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	65,000.00	65,000.00	65,000							

REVIEW DATE 03/29/2023 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS