LOT 134
FLORA PARKE UNIT #6A PB 8/72

ATKINSON DAVID B & JONI
32318 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0554-0134-0000

BUILDING CHARACTERISTICS

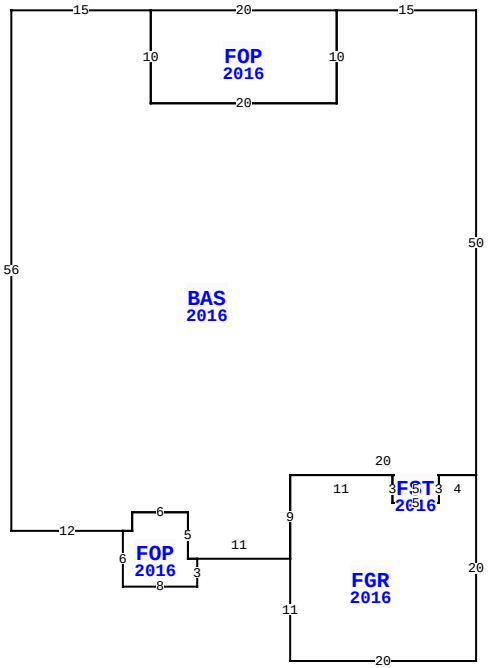
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,501	100	2,501	314,721
FGR	385	55	212	26,678
FOP	57	30	17	2,139
FOP	200	30	60	7,550
FST	15	55	8	1,007
TOTALS	3,158		2,798	352,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,798	109.2480	129.73	362,985	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2022 Heated Area: 2501 HX Base Yr 2022



32318 JUNIPER PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		352,095
TOTAL MARKET OB/XF VALUE		4,392
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		421,487
SOH/AGL Deduction		75,941
ASSESSED VALUE		345,546
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		295,546
TOTAL JUST VALUE		421,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531474	CO ISSUED	0	04/06/2016
B1531474	NEW CONSTR	0	11/24/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/1279	4/30/2021	WD	Q	I	01	399,000
GRANTOR: VOJDANI SHAHRIAR & KA						
GRANTEE: ATKINSON DAVID B &						
2042/0851	4/22/2016	WD	Q	I	01	285,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: VOJDANI SHAHRIAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] W20 S10 E20 N10$ S10 W20 N10 W15 S56 E12 FOP=[YR=2016] S6 E8 N3 W1 N5 W6 S2 W1$ E1 N2 E6 S5 E11 FGR=[YR=2016] S11 E20 N20 W4 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W11 S9$ N9 E20 N50$.

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	572.00	SF	5.20	5.20	100	2016	2016	3	97	2,885	
2	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2016	2016	3	97	473	
3	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00	32.00	100	2017	2017	3	94	752	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 4,392

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 07/22/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS