LOT 135
FLORA PARKE UNIT #6A PB 8/72

IP BING FUN & PAULINE L/E/
32300 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0554-0135-0000

BUILDING CHARACTERISTICS

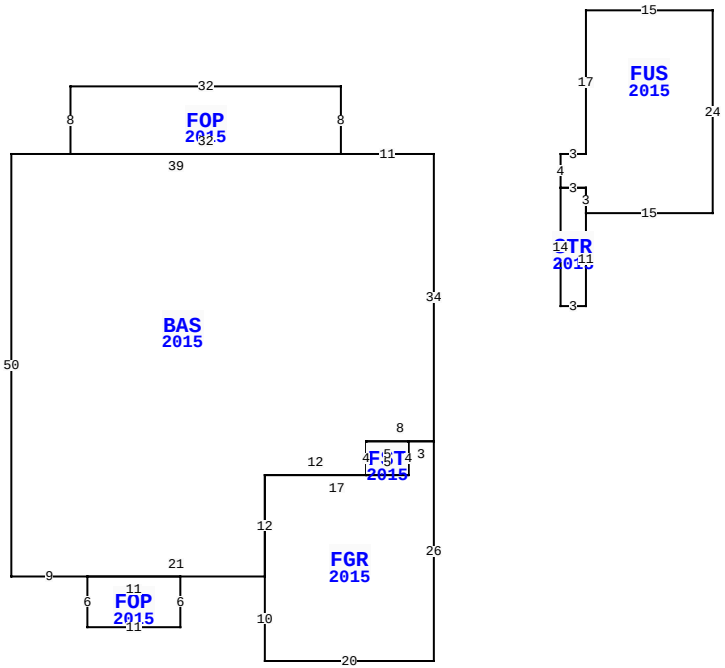
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,228	100	2,228	270,946
FGR	452	55	249	30,281
FOP	66	30	20	2,432
FOP	256	30	77	9,364
FST	20	55	11	1,337
FUS	372	100	372	45,238
STR	42	10	4	486
TOTALS	3,436		2,961	360,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,961	106.1260	126.02	373,145	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2022 Heated Area: 2600 HX Base Yr 2022



32300 JUNIPER PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		360,085
TOTAL MARKET OB/XF VALUE		8,016
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		433,101
SOH/AGL Deduction		79,759
ASSESSED VALUE		353,342
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		303,342
TOTAL JUST VALUE		433,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530329	CO ISSUED	0	08/25/2015
B1530329	NEW CONSTR	318,915	04/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/1096	9/16/2022	QC	U	I	11	100
GRANTOR: IP BING FUN & PAULINE						
GRANTEE: IP ANDREW						
2453/1279	4/19/2021	WD	Q	I	02	388,000
GRANTOR: PETERS PAUL E & LEIGH						
GRANTEE: IP BING FUN & PAULI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W11 FOP=[YR=2015] N8 W32 S8 E32$ W39 S50 E9 FOP=[YR=2015] S6 E11 N6 W11$ E21 FGR=[YR=2015] S10 E20 N26 W3 FST=[YR=2015] W5 S4 E5 N4$ S4 W17 S12$ N12 E12 N4 E8 N34$ PTR=E15 FUS=[YR=2015] E3 N17 E15 S24 W15 STR=[YR=2015] S11 W3 N14 E3 S3$ N3 W3 N4$ W15$.

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	633.00	SF	5.20	5.20	100	2015	2015	3	96	3,160	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2015	2015	3	96	449	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	
4	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00	32.00	100	2016	2016	3	92	736	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 8,016

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