LOT 139
IN OR 2211/1932
FLORA PARKE UNIT #6A PB 8/72

GAINEY GEORGE R & REBECCA S
32204 JUNIPER PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0554-0139-0000

BUILDING CHARACTERISTICS

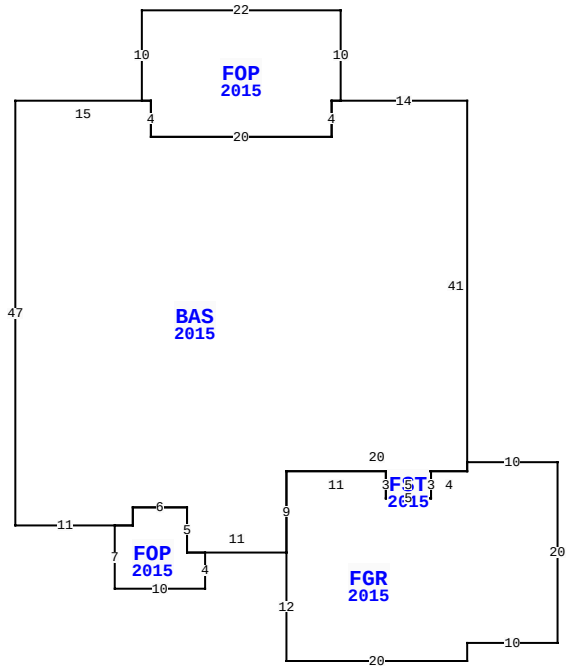
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,171	100	2,171	277,275
FGR	605	55	333	42,530
FOP	76	30	23	2,937
FOP	300	30	90	11,495
FST	15	55	8	1,022
TOTALS	3,167		2,625	335,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,625	111.4560	132.35	347,419	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 2171 HX Base Yr 2017



32204 JUNIPER PARKE DR, FERNANDINA BEACH

BLD DATE	10/29/2015 KK	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		335,259
TOTAL MARKET OB/XF VALUE		49,943
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		450,202
SOH/AGL Deduction		152,745
ASSESSED VALUE		297,457
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		247,457
TOTAL JUST VALUE		450,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808120	SCRNROOM	21,988	08/08/2018
B1802762	SWIM POOL	58,000	04/01/2018
B1530716	CO ISSUED	0	11/13/2015
B1530716	NEW CONSTR	279,324	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2211/1932	6/14/2018	QC	U	I	11	100
GRANTOR: GAINEY GEORGE R & REB						
GRANTEE: GAINEY GEORGE R & R						
2015/1236	11/20/2015	WD	Q	I	01	284,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GAINEY GEORGE R & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 FOP=[YR=2015] N10 W22 S10 E1 S4 E20 N4 E1$ W1 S4 W20 N4 W15 S47 E11 FOP=[YR=2015] S7 E10 N4 W2 N5 W6 S2 W2$ E2 N2 E6 S5 E11 FGR=[YR=2015] S12 E20 N2 E10 N20 W10 S1 W4 FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W11 S9$ N9 E20 N41$.

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	809.00	SF	5.20	5.20	100	2015	2015	3	96	4,039	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2015	2015	3	96	487	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2015	2015	3	96	56	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	
5	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2018	2018	3	90	25,704	
6	0911	SCRN RM A	0	100	0	0	700.00	SF	17.50	17.50	100	2018	2018	3	86	10,535	
7	0855	CONC PAVER	0	100	0	0	364.00	SF	10.00	10.00	100	2018	2018	3	98	3,567	
8	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00	10.00	100	2018	2018	3	90	2,160	

LAND DESCRIPTION

TOTAL OB/XF 49,943

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 11/13/2018 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS