LOT 141
IN OR 2172/1431
FLORA PARKE UNIT #6A PB 8/72

MCGRORY CHASE M/TRESSLER LAUREN E
32160 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0554-0141-0000

BUILDING CHARACTERISTICS

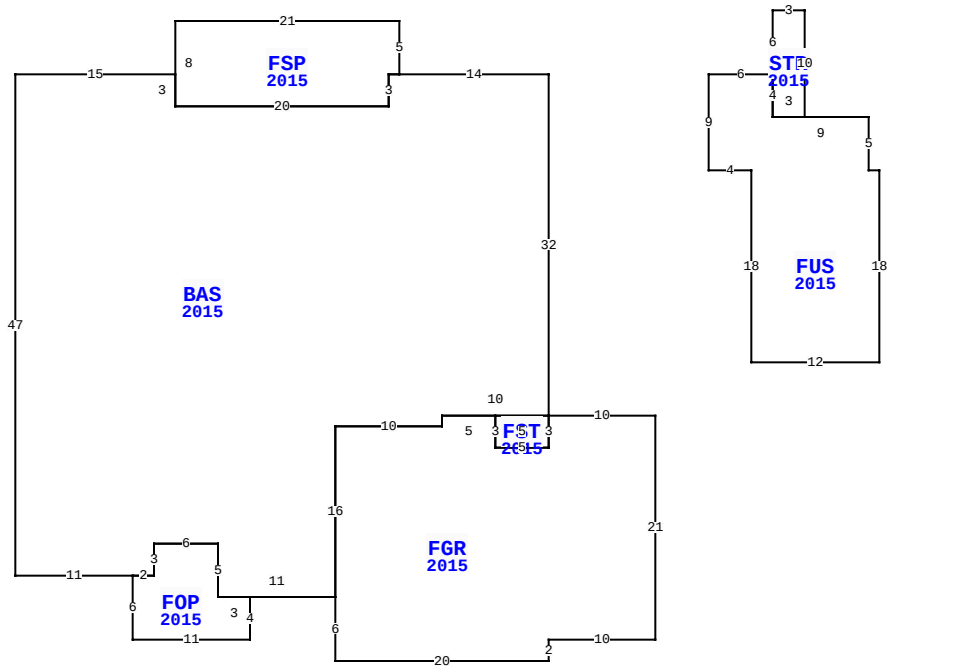
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,004	100	2,004	258,383
FGR	645	55	355	45,772
FOP	78	30	23	2,965
FSP	165	40	66	8,509
FST	15	55	8	1,032
FUS	315	100	315	40,614
STR	30	10	3	387
TOTALS	3,252		2,774	357,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,774	112.5120	133.61	370,634	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2020 Heated Area: 2319 HX Base Yr 2020



32160 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		357,662
TOTAL MARKET OB/XF VALUE		11,982
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		434,644
SOH/AGL Deduction		150,894
ASSESSED VALUE		283,750
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		233,750
TOTAL JUST VALUE		434,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530402	CO ISSUED	0	10/09/2015
B1530402	NEW CONSTR	294,588	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2172/1431	1/18/2018	WD	Q	I	01	315,000
GRANTOR: PLUMLEY GREGORY C & J						
GRANTEE: MCGRORY CHASE M & L						
2010/0182	10/20/2015	WD	Q	I	01	293,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PLUMLEY GREGORY C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 FSP=[YR=2015] N5 W21 S8 E20 N3 E1$ W1 S3 W20 N3 W15 S47 E11 FOP=[YR=2015] S6 E11 N4 W3 N5 W6 S3 W2$ E2 N3 E6 S5 E11 FGR=[YR=2015] S6 E20 N2 E10 N21 W10 FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W5 S1 W10 S16$ N16 E10 N1 E10 N32$ PTR= E15 FUS=[YR=2015] E6 STR=[YR=2015] N6 E3 S10 W3 N4$ S4 E9 S5 E1 S18 W12 N18 W4 N9$ 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	930.00	SF	5.20	5.20	100	2015	2015	3	96	4,643	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2015	2015	3	96	374	
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	0476	VF 6 SBPL	0	100	0	0	110.00	LF	32.00	32.00	100	2016	2016	3	92	3,238	
6	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 11,982

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