

LOT 145
IN OR 2049/1798
FLORA PARKE UNIT #6A PB 8/72

DICKINSON CHRISTOPHER & SUMER
32098 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0554-0145-0000



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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

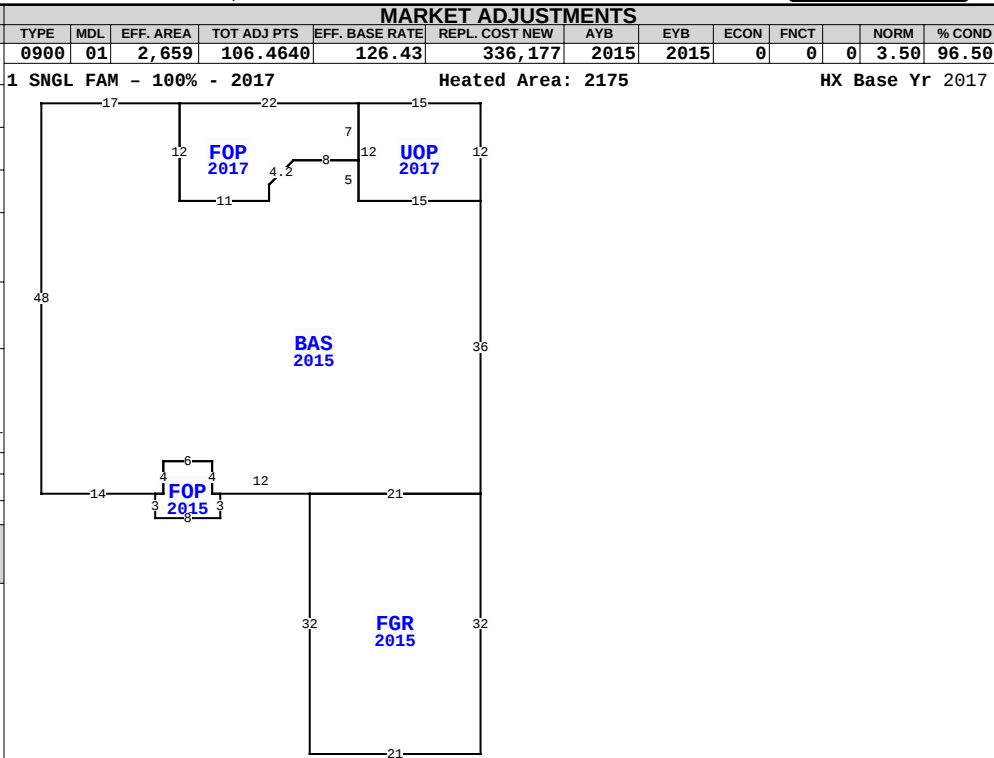
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,175	100	2,175	265,361
FGR	672	55	370	45,142
FOP	48	30	14	1,708
FOP	214	30	64	7,809
UOP	180	20	36	4,392

TOTALS	3,289		2,659	324,411
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,308.00	SF	5.20	5.20	
2	0911	SCRN RM A	0	100	0	0	1,100.00	SF	17.50	17.50	
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	764.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



32098 JUNIPER PARKE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
52,350											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						324,411					
TOTAL MARKET OB/XF VALUE						52,350					
TOTAL LAND VALUE - MARKET						65,000					
TOTAL MARKET VALUE						441,761					
SOH/AGL Deduction						144,902					
ASSESSED VALUE						296,859					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						246,859					
TOTAL JUST VALUE						441,761					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						346,360					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703539	SWIM POOL	42,419	04/21/2017
B1429275	CO ISSUED	0	03/18/2015
B1429275	NEW CONSTR	275,827	09/01/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2049/1798	5/31/2016	WD	Q	I	01	280,000			
GRANTOR: GEDBAW JEFFREY A									
GRANTEE: DICKINSON CHRISTOPH									
1974/0084	4/01/2015	WD	Q	I	02	268,900			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: GEDBAW JEFFREY A									

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2017] W15 FOP=[YR=2017] W22 BAS=[YR=2015] W17 S48 E14FOP=[YR=2015] S3 E8 N3 W1 N4 W6 S4 W1 \$ E1 N4 E6 S4 E12 FGR=[YR=2015] S32 E21 N32 W21 \$ E21 N36 W15 N5W8 D3 L3 S2 W11 N12\$ S12 E11 N2 U3 R3 E8 N7\$ S12 E15 N12\$.											