

LOT 146
IN OR 2012/569
FLORA PARKE UNIT #6A PB 8/72

TOMPKINS GARY M & SANDRA A
P O BOX 16023
FERNANDINA BEACH, FL 32035

2023

26-2N-28-0554-0146-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	16	WD FR STUC 100	0900	01	3,583	106.9200	126.97	454,934	2015	2015	0	0	3.50	96.50	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 0% - 0													Heated Area: 3038 HX Base Yr												
Roof Cover	03	COMP SHNGL 100															Tax Group: 4 Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 439,011											
Interior Floo	11	CLAY TILE 60															TOTAL MARKET OB/XF VALUE 53,905											
Interior Floo	14	CARPET 40															TOTAL LAND VALUE - MARKET 65,000											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 557,916											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 103,033											
Bedrooms	4	100															ASSESSED VALUE 454,883											
Bathrooms	3.5	100															TOTAL EXEMPTION VALUE 0											
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 454,883											
Stories	2.	100															TOTAL JUST VALUE 557,916											
Units	0	100	NCON VALUE 0																									
Occupancy	00	NONE 100	INCOME VALUE								PREVIOUS YEAR MKT VALUE 437,622																	
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	2,606	100	2,606	319,303																								
FGR	632	55	348	42,639																								
FOP	40	30	12	1,471																								
FSP	420	40	168	20,584																								
FST	15	55	8	980																								
FUS	432	100	432	52,931																								
STR	88	10	9	1,103																								
TOTALS 4,233 3,583 439,011																												
EXTRA FEATURES															BLD DATE 10/09/2015 KK LGL DATE													
32090 JUNIPER PARKE DR, FERNANDINA BEACH															LAND DATE													
															AG DATE													
L N	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	0	0	0	748.00	SF	5.20	5.20	100	2015	2015	3	96	3,734												
2	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2015	2015	3	96	262												
3	0861	POOL GUNIT	0	0	0	0	504.00	SF	85.00	85.00	100	2017	2017	3	87	37,271												
4	0855	CONC PAVER	0	0	0	0	630.00	SF	7.00	7.00	100	2017	2017	3	97	4,278												
5	0476	VF 6 SBPL	0	0	0	0	162.00	LF	32.00	32.00	100	2017	2017	3	94	4,873												
6	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564												
7	0462	ST/AL FNC	0	0	0	0	336.00	SF	10.00	10.00	100	2017	2017	3	87	2,923												
TOTAL OB/XF 53,905																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000											
REVIEW DATE 01/05/2018 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																												