



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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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

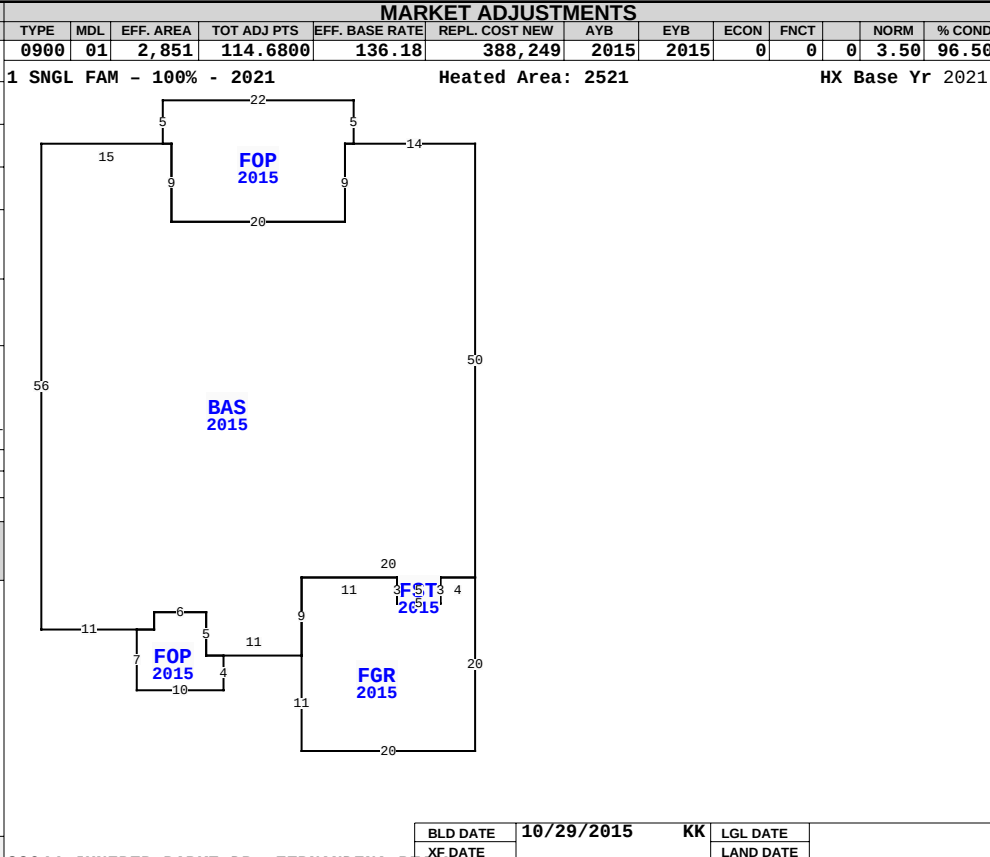
NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,521	100	2,521	331,294
FGR	385	55	212	27,860
FOP	76	30	23	3,022
FOP	290	30	87	11,433
FST	15	55	8	1,051

TOTALS	3,287		2,851	374,660
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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	562.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	
3	0861	POOL GUNIT	0	100	0	0	359.00	SF	85.00	85.00	
4	0911	SCRN RM A	0	100	0	0	1,110.00	SF	17.50	17.50	
5	0855	CONC PAVER	0	100	0	0	751.00	SF	20.00	20.00	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
7	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

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	



32044 JUNIPER PARKE DR FERNANDINA BEACH										INQ DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
562.00	SF	5.20	5.20	100	2015	2015	3	96	2,806				
75.00	SF	6.50	6.50	100	2015	2015	3	96	468				
359.00	SF	85.00	85.00	100	2016	2016	3	84	25,633				
1,110.00	SF	17.50	17.50	100	2016	2016	3	78	15,152				
751.00	SF	20.00	20.00	100	2016	2016	3	97	14,569				
1.00	UT	2,000.00	2,000.00	100	2016	2016	3	78	1,560				
144.00	LF	32.00	32.00	100	2016	2016	3	92	4,239				
1.00	UT	300.00	300.00	100	2016	2016	3	92	276				

TOTAL OB/XF												64,703	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA		
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00			

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	374,660										
TOTAL MARKET OB/XF VALUE	64,703										
TOTAL LAND VALUE - MARKET	65,000										
TOTAL MARKET VALUE	504,363										
SOH/AGL Deduction	133,421										
ASSESSED VALUE	370,942										
TOTAL EXEMPTION VALUE	HX HB DV 60,000										
BASE TAXABLE VALUE	310,942										
TOTAL JUST VALUE	504,363										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	391,602										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001154	WINDOWS	34,313	02/02/2022
B1632218	SCRNROOM	28,369	05/03/2016
B1631863	SWIM POOL	55,634	02/01/2016
B1530436	NEW CONSTR	307,759	05/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2416/0241	12/09/2020	LE	U	I	11	100	
GRANTOR: TURK JOEL & MELBA							
GRANTEE: TURK BRIAN & MATTHE							
2416/0239	12/09/2020	WD	U	I	11	100	
GRANTOR: TURK JOEL & MELBA (H&							
GRANTEE: TURK JOEL & MELBA (							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W14 FOP=[YR=2015] N5 W22 S5 E1 S9 E20 N9 E1\$ W1 S9 W20 N9 W15 S56 E11 FOP=[YR=2015] S7 E10 N4 W2 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2015] S11 E20 N20 W4 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W11 S9\$ N9 E20 N50\$.											