LOT 150
IN OR 2197/1285
FLORA PARKE UNIT #6A PB 8/72

BRYAN SCOTT D & BRYAN ELISABETH G/
32036 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0554-0150-0000

BUILDING CHARACTERISTICS

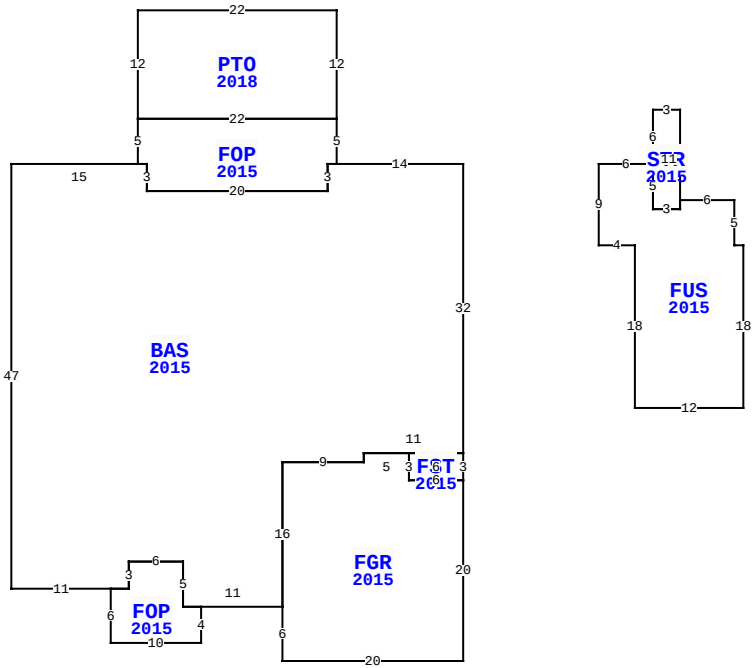
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,003	100	2,003	250,987
FGR	433	55	238	29,822
FOP	74	30	22	2,757
FOP	170	30	51	6,390
FST	18	55	10	1,254
FUS	312	100	312	39,095
PTO	264	5	13	1,629
STR	33	10	3	376
TOTALS	3,307		2,652	332,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,652	109.3440	129.85	344,362	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2019 Heated Area: 2315 HX Base Yr 2019



32036 JUNIPER PARKE DR, FERNANDINA BEACH

BLD DATE	11/30/2015	KK	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		332,309
TOTAL MARKET OB/XF VALUE		10,336
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		407,645
SOH/AGL Deduction		140,520
ASSESSED VALUE		267,125
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		217,125
TOTAL JUST VALUE		407,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808242	SCRN ENCLSRE	6,309	10/01/2018
B1530774	NEW CONSTR	288,226	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2197/1285	5/21/2018	WD	Q	I	02	315,000
GRANTOR: MADRIGAL HECTOR P & Y						
GRANTEE: BRYAN SCOTT D & ELI						
2054/1622	6/15/2016	WD	Q	I	01	280,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MADRIGAL HECTOR P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 FOP=[YR=2015] N5 PTO=[YR=2018] N12 W22 S12 E22$ W22 S5 E1 S3 E20 N3 E1$ W1 S3 W20 N3 W15 S47 E11 FOP=[YR=2015] S6 E10 N4 W2 N5 W6 S3 W2$ E2 N3 E6 S5 E11 FGR=[YR=2015] S6 E20 N20 FST=[YR=2015] N3 W6 S3 E6$ W6 N3 W5 S1 W9 S16$ N16 E9 N1 E11 N32$ PTR= E15 FUS=[YR=2015] E6 STR=[YR=2015] N6 E3 S11 W3 N5$ S5 E3 N1 E6 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	574.00	SF	5.20	5.20	100	2015	2015	3	96	2,865	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2015	2015	3	96	374	
3	0911	SCRN RM A	0	100	22	12	264.00	SF	17.50	17.50	100	2018	2018	3	86	3,973	
4	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2018	2018	3	95	2,554	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 10,336

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 01/23/2019 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS