LOT 153
IN OR 2127/570
FLORA PARKE UNIT #6A PB 8/72

DAVOL RUPERT D & SANDRA L
32053 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0554-0153-0000

BUILDING CHARACTERISTICS

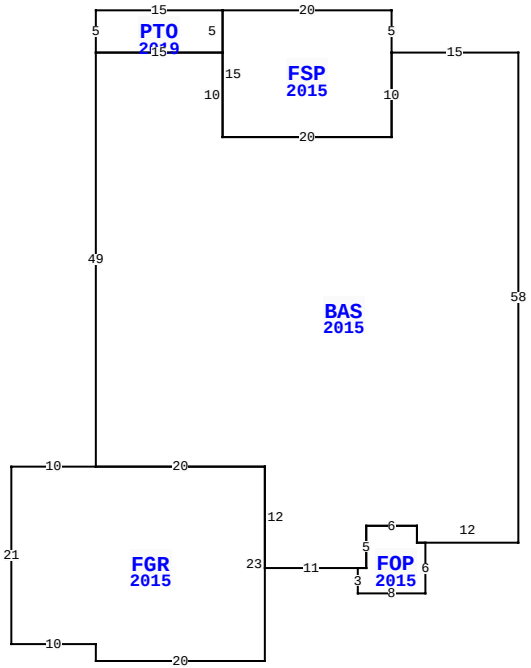
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,544	100	2,544	309,767
FGR	670	55	368	44,809
FOP	57	30	17	2,070
FSP	300	40	120	14,612
PTO	75	5	4	487
TOTALS	3,646		3,053	371,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,053	106.2600	126.18	385,228	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2018 Heated Area: 2544 HX Base Yr 2018



32053 JUNIPER PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		371,745
TOTAL MARKET OB/XF VALUE		8,257
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		445,002
SOH/AGL Deduction		184,924
ASSESSED VALUE		260,078
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		210,078
TOTAL JUST VALUE		445,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429411	CO ISSUED	0	03/18/2015
B1429411	NEW CONSTR	314,913	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2127/0570	6/07/2017	WD	Q	I	02	327,500
GRANTOR: WOODALL TRACY H & JAS						
GRANTEE: DAVOL RUPERT D & SA						
1977/0099	4/16/2015	WD	Q	I	01	307,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WOODALL TRACY H & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FSP=[YR=2015] N5 W20 PTO=[YR=2019] W15 S5 E15 N5$ S15 E20 N10 $ S10 W20 N10 W15 S49 FGR=[YR=2015] W10 S21 E10 S2 E20 N23 W20 $ E20 S12 E11 FOP=[YR=2015] S3 E8 N6 W1 N2 W6 S5 W1 $ E1 N5 E6 S2 E12 N58 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	
2	0811	CONCRETE B	0	100	0	0	974.00	SF	5.20	5.20	100	2015	2015	3	96	4,862	

LAND DESCRIPTION

TOTAL OB/XF 8,257

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 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS