LOT 155
IN OR 1996/52
FLORA PARKE UNIT #6A PB 8/72

BOWLER WILLIAM J & MARCELA A
32111 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0554-0155-0000

BUILDING CHARACTERISTICS

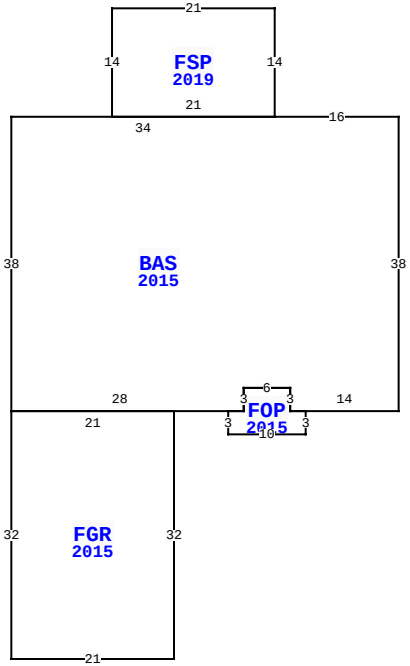
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,882	100	1,882	249,609
FGR	672	55	370	49,073
FOP	48	30	14	1,857
FSP	294	40	118	15,650
TOTALS	2,896		2,384	316,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,384	115.7380	137.44	327,657	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2016 Heated Area: 1882 HX Base Yr 2016



32111 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		316,189
TOTAL MARKET OB/XF VALUE		8,991
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		390,180
SOH/AGL Deduction		140,145
ASSESSED VALUE		250,035
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,035
TOTAL JUST VALUE		390,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429173	CO ISSUED	0	03/19/2015
B1429173	NEW CONSTR	245,090	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1996/0052	7/27/2015	WD	Q	I	01	262,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: BOWLER WILLIAM J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 FSP=[YR=2019] N14 W21 S14 E21 $ W34 S38 FGR=[YR=2015] S32 E21 N32 W21 $ E28 FOP=[YR=2015] S3 E10 N3 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E14 N38 $.

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	1,121.00	SF	5.20	5.20	100	2015	2015	3	96	5,596	

LAND DESCRIPTION

TOTAL OB/XF 8,991

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	000134	C	SFR POND	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