LOT 156
FLORA PARKE UNIT #6A PB 8/72

NOLAN KERRY LYNN
32135 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0554-0156-0000

BUILDING CHARACTERISTICS

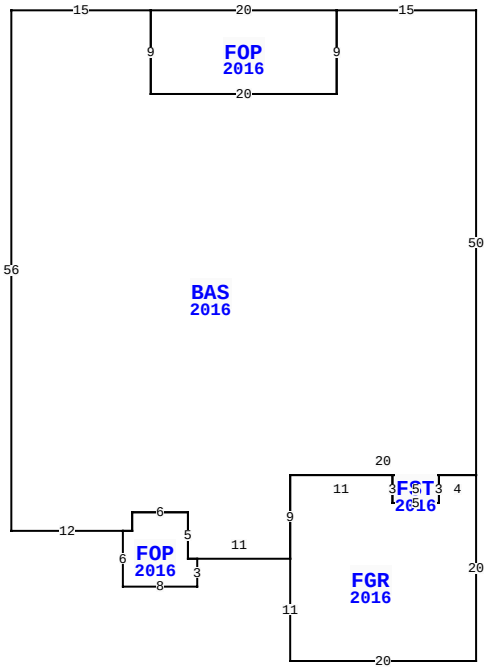
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,521	100	2,521	318,363
FGR	385	55	212	26,772
FOP	57	30	17	2,147
FOP	180	30	54	6,819
FST	15	55	8	1,011
TOTALS	3,158		2,812	355,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,812	109.6320	130.19	366,094	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2021 Heated Area: 2521 HX Base Yr 2021



32135 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		355,111
TOTAL MARKET OB/XF VALUE		56,612
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		476,723
SOH/AGL Deduction		139,338
ASSESSED VALUE		337,385
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		282,385
TOTAL JUST VALUE		476,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001300	SCRN ENCLSR	9,900	02/12/2020
B1909209	SWIM POOL	39,685	11/01/2019
B1531388	CO ISSUED	0	07/20/2016
B1531388	NEW CONSTR	0	11/06/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/0990	7/25/2022	QC	U	I	11	100
GRANTOR: EBUENG RICHARD						
GRANTEE: NOLAN KERRY L YNN F						
2575/1136	7/05/2022	FJ	U	I	11	0
GRANTOR: EBUENG RICHARD						
GRANTEE: NOLAN KERRY LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] W20 S9 E20 N9$ S9 W20 N9 W15 S56 E12 FOP=[YR=2016] S6 E8 N3 W1 N5 W6 S2 W1$ E1 N2 E6 S5 E11 FGR=[YR=2016] S11 E20 N20 W4 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W11 S9$ N9 E20 N50$.

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	0810	CONCRETE A	0	100	78	3	234.00	SF	6.50	6.50	100	2016	2016	3	97	1,475	
2	0810	CONCRETE A	0	100	0	0	547.00	SF	6.50	6.50	100	2016	2016	3	97	3,449	
3	0911	SCRN RM A	0	100	40	25	1,000.00	SF	17.50	17.50	100	2020	2020	3	93	16,275	
4	0861	POOL GUNIT	0	100	0	0	292.00	SF	85.00	85.00	100	2020	2020	3	95	23,579	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860	
6	0855	CONC PAVER	0	100	0	0	165.00	SF	10.00	10.00	100	2020	2020	3	99	1,634	
7	0462	ST/AL FNC	0	100	204	0	816.00	SF	10.00	10.00	100	2020	2020	3	95	7,752	
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 56,612

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 02/16/2021 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS