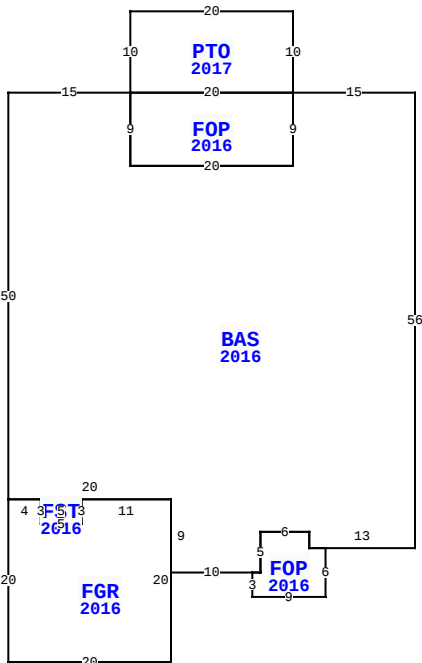


HUTTON CHARLES K
32157 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		16	WD FR STUC 100		0900	01	2,824	109.6320	130.19	367,657	2016	2016		0	0	3.00	97.00	VALUATION BY		STANDARD														
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2020										Heated Area: 2521										HX Base Yr 2020									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										356,627									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										7,406									
Interior Floo		14	CARPET 60												TOTAL LAND VALUE - MARKET										65,000									
Interior Floo		11	CLAY TILE 40												TOTAL MARKET VALUE										429,033									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										146,353									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										282,680									
Bedrooms			4 100												TOTAL EXEMPTION VALUE										HX HB		50,000							
Bathrooms			3 100												BASE TAXABLE VALUE										232,680									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										429,033									
Stories		1.	1. 100												NCON VALUE										0									
Units			0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										343,465																			
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		63		30		19		2,400																										
FOP		180		30		54		6,819																										
FST		15		55		8		1,011																										
PTO		200		5		10		1,263																										
TOTALS		3,364				2,824		356,627																										
EXTRA FEATURES		32157 JUNIPER PARKE DR, FERNANDINA BEACH																																
L N		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		26 3		78.00		SF		6.50		6.50		100		2016		2016		3		97		492						
2		0810		CONCRETE A		0 100		0 0		554.00		SF		6.50		6.50		100		2016		2016		3		97		3,493						
3		0911		SCRN RM A		0 100		0 0		200.00		SF		17.50		17.50		100		2017		2017		3		82		2,870						
4		0855		CONC PAVER		0 100		0 0		45.00		SF		7.00		7.00		100		2017		2017		3		97		306						
5		0855		CONC PAVER		0 100		4 4		16.00		SF		7.00		7.00		100		2017		2017		3		97		109						
6		0855		CONC PAVER		0 100		4 5		20.00		SF		7.00		7.00		100		2016		2016		3		97		136						