LOT 159
FLORA PARKE UNIT #6A PB 8/72

PITTS JOHN LEE IV & PATRICIA L
671 SPANISH WAY EAST
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0554-0159-0000

BUILDING CHARACTERISTICS

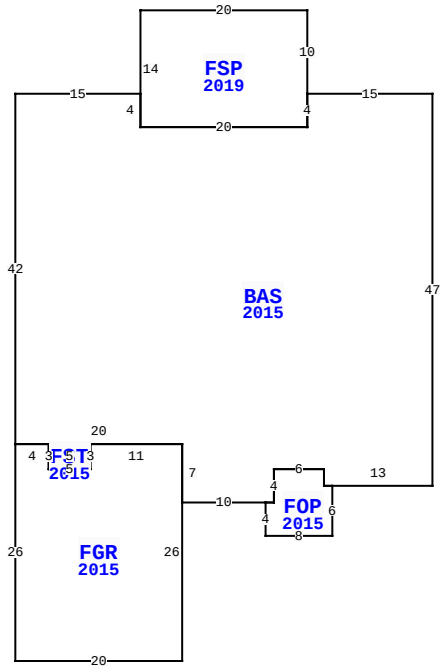
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,180	100	2,180	269,084
FGR	505	55	278	34,314
FOP	58	30	17	2,098
FSP	280	40	112	13,825
FST	15	55	8	987
TOTALS	3,038		2,595	320,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,595	107.7120	127.91	331,926	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 0% - 0 Heated Area: 2180 HX Base Yr



32165 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	320,309
TOTAL MARKET OB/XF VALUE	3,428
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	388,737
SOH/AGL Deduction	43,452
ASSESSED VALUE	345,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,285
TOTAL JUST VALUE	388,737
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530911	CO ISSUED	0	02/05/2016
B1530911	NEW CONSTR	275,858	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/1145	4/27/2021	WD	Q	I	01	357,000
GRANTOR: HORTON LESLEY D & PRI						
GRANTEE: PITTS JOHN LEE IV &						
2383/1776	8/07/2020	QC	U	I	11	100
GRANTOR: HORTON WANDA J						
GRANTEE: HORTON LESLEY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FSP=[YR=2019] N10 W20 S14 E20 N4$ S4 W20 N4 W15 S42 FGR=[YR=2015] S26 E20 N26 W11 FST=[YR=2015] S3 W5 N3 E5$ S3 W5 N3 W4$ E20 S7 E10 FOP=[YR=2015] S4 E8 N6 W1 N2 W6 S4 W1$ E1 N4 E6 S2 E13 N47$.

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	0	0	0	563.00	SF	5.20	5.20	100	2015	2015	3	96	2,810	
2	0810	CONCRETE A	0	0	0	0	99.00	SF	6.50	6.50	100	2015	2015	3	96	618	

LAND DESCRIPTION

TOTAL OB/XF 3,428

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	0		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