LOT 160
FLORA PARKE UNIT #6A PB 8/72

AMANU DESSALEGN H & TARIKWA H
32177 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0554-0160-0000

BUILDING CHARACTERISTICS

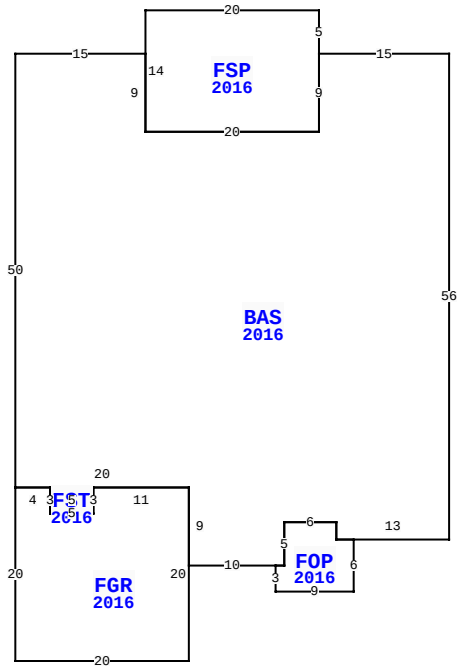
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	311,736
FGR	385	55	212	26,215
FOP	63	30	19	2,349
FSP	280	40	112	13,850
FST	15	55	8	989
TOTALS	3,264		2,872	355,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,872	107.3480	127.48	366,123	2016	2016	0	0	0	3.00	97.00

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



32177 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		355,139
TOTAL MARKET OB/XF VALUE		9,241
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		429,380
SOH/AGL Deduction		128,773
ASSESSED VALUE		300,607
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		250,607
TOTAL JUST VALUE		429,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531122	CO ISSUED	0	02/19/2016
B1531122	NEW CONSTR	308,600	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2397/1349	9/30/2020	WD	Q	I	01	369,500
GRANTOR: CREWS ROY R II & MARI						
GRANTEE: AMANU DESSALEGN H &						
2030/1954	2/25/2016	WD	Q	I	02	283,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CREWS ROY R II & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FSP=[YR=2016] N5 W20 S14 E20 N9$ S9 W20 N9 W15 S50 FGR=[YR=2016] S20 E 20 N20 W11 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W4$ E20 S9 E10 FOP=[YR=2016] S3 E9 N6 W2 N2 W6 S5 W1$ E1 N5 E6 S2 E13 N56$.

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	26	3	78.00	SF	6.50	6.50	100	2016	2016	3	97	492	
2	0810	CONCRETE A	0	100	0	0	634.00	SF	6.50	6.50	100	2016	2016	3	97	3,997	
3	0462	ST/AL FNC	0	100	125	0	500.00	SF	10.00	10.00	100	2016	2016	3	84	4,200	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 9,241

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