LOT 161
FLORA PARKE UNIT #6A PB 8/72

MOSEMAN MICHAEL R
32189 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0554-0161-0000

BUILDING CHARACTERISTICS

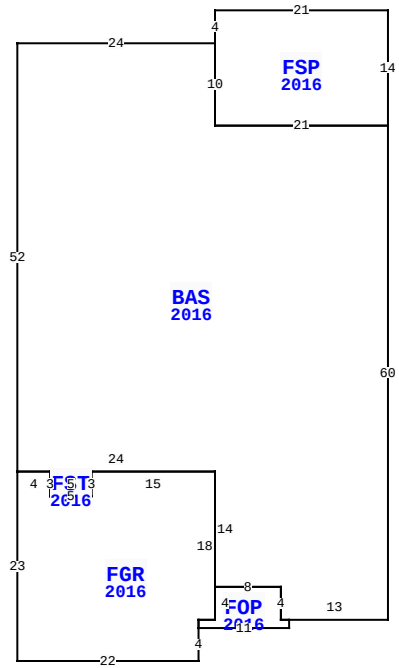
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,476	100	2,476	306,964
FGR	527	55	290	35,953
FOP	43	30	13	1,612
FSP	294	40	118	14,630
FST	15	55	8	991
TOTALS	3,355		2,905	360,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,905	107.6300	127.81	371,288	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2021 Heated Area: 2476 HX Base Yr



32189 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		360,149
TOTAL MARKET OB/XF VALUE		9,758
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		434,907
SOH/AGL Deduction		0
ASSESSED VALUE		434,907
TOTAL EXEMPTION VALUE	13	434,907
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		434,907
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531058	CO ISSUED	0	03/29/2016
B1531058	NEW CONSTR	310,818	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2354/1755	4/17/2020	WD	Q	I	02	364,000
GRANTOR: SCHINNER JOSEPH & ASH						
GRANTEE: MOSEMAN MICHAEL R						
2038/1275	4/05/2016	WD	Q	I	01	295,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SCHINNER JOSEPH & A						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W21 S4 BAS=[YR=2016] W24 S52 FGR=[YR=2016] S23 E22 N4 FOP=[YR=2016] E11 N1 W1 N4 W8 S4 W2 S1$ N1 E2 N18 W15 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W4$ E24 S14 E8 S4 E13 N60 W21 N10$ S10 E21 N14$.

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	45	3	135.00	SF	6.50	6.50	100	2016	2016	3	97	851	
2	0810	CONCRETE A	0	100	0	0	579.00	SF	6.50	6.50	100	2016	2016	3	97	3,651	
3	0462	ST/AL FNC	0	100	140	0	560.00	SF	10.00	10.00	100	2016	2016	3	84	4,704	
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 9,758

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 07/16/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS