

LOT 167
IN OR 2004/531
FLORA PARKE UNIT #6A PB 8/72

MENDELSON HARVEY & LETITIA
32245 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0554-0167-0000



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 70
Interior Floo	14	CARPET 30
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
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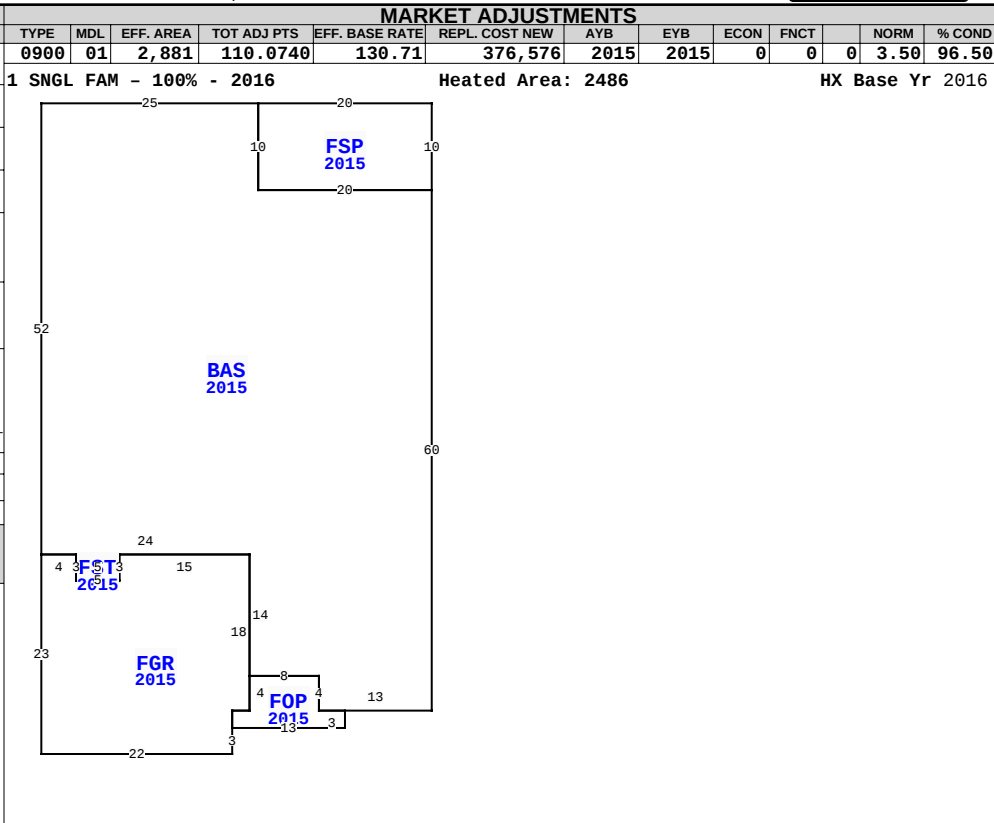
NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,486	100	2,486	313,572
FGR	527	55	290	36,579
FOP	58	30	17	2,144
FSP	200	40	80	10,091
FST	15	55	8	1,009

TOTALS	3,286		2,881	363,396
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	542.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	



32245 JUNIPER PARKE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	06/22/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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	0811	CONCRETE B	0	100	0	0	542.00	SF	5.20	5.20	100	2015	2015	3	96	2,706	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2015	2015	3	96	281	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,396
TOTAL MARKET OB/XF VALUE		6,382
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		434,778
SOH/AGL Deduction		155,941
ASSESSED VALUE		278,837
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		228,837
TOTAL JUST VALUE		434,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530374	CO ISSUED	0	09/18/2015
B1530374	NEW CONSTR	308,955	05/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2004/0531	9/18/2015	WD Q	I	01	

GRANTOR: SEDA CONSTRUCTION COM	SALE PRICE	305,500
GRANTEE: MENDELSON HARVEY &		

BUILDING NOTES					
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BUILDING DIMENSIONS					
FSP=[YR=2015]	W20	BAS=[YR=2015]	W25	S52	FGR=[YR=2015]
S23	E22	N3	FOP=[YR=2015]	E13	N2
W3	N4	W8	S4	W2	S2\$
N2	E2	N18	W15	FST=[YR=2015]	W5
S3	E5	N3\$	S3	W5	N3
W4\$	E24	S14	E8	S4	E13
N60	W20	N10\$	S10	E20	N10\$.