

LOT 168
IN OR 2021/1563
FLORA PARKE UNIT #6A PB 8/72

CLEM ROBERT L & JENNIFER M
32257 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0554-0168-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,228	100	2,228	275,761
FGR	452	55	249	30,819
FOP	66	30	20	2,475
FSP	256	40	102	12,625
FST	20	55	11	1,362
FUS	372	100	372	46,043
STR	42	10	4	495

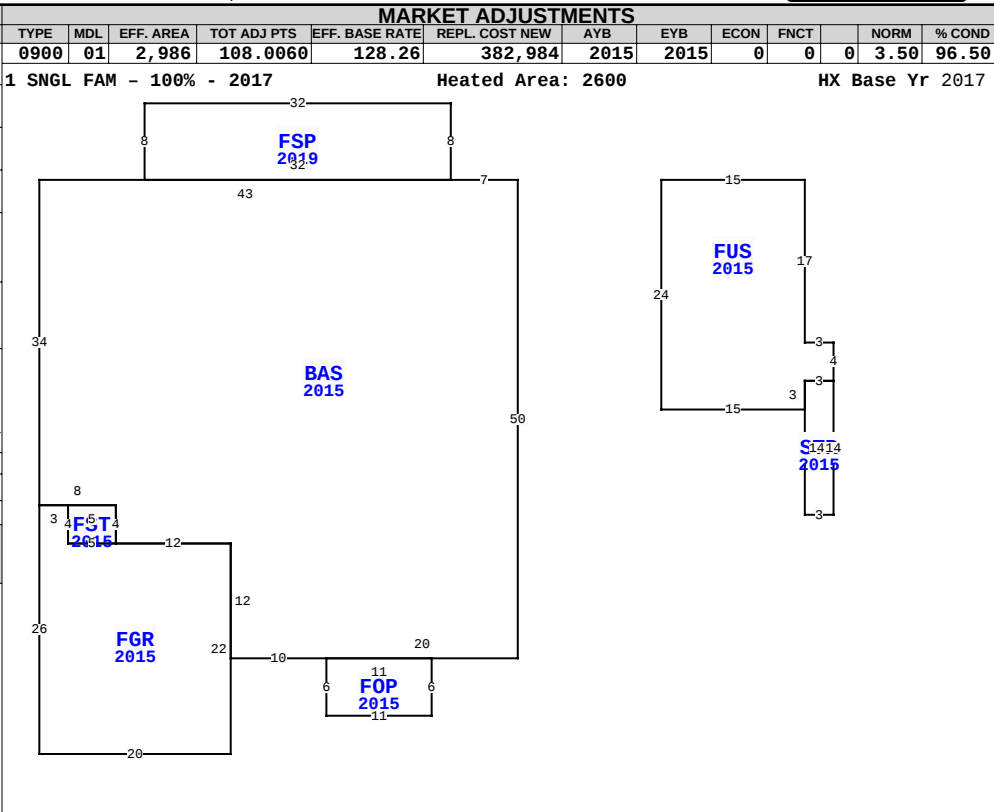
TOTALS	3,436		2,986	369,580
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EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	558.00	SF	5.20	5.20	100	2015	2015	3	96	2,786	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2015	2015	3	96	449	
3	0462	ST/AL FNC	0	100	175	0	700.00	SF	10.00	10.00	100	2018	2018	3	90	6,300	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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	07/22/2020	BY	KWA	Total Acres:	0.00	Total Land Value:	65,000	Market:	0	Agricultural:	0	Common:	65,000
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF																	
10,105																	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		369,580	
TOTAL MARKET OB/XF VALUE		10,105	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		444,685	
SOH/AGL Deduction		163,533	
ASSESSED VALUE		281,152	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		231,152	
TOTAL JUST VALUE		444,685	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		354,463	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530722	C0 ISSUED	0	11/25/2015
B1530722	NEW CONSTR	318,915	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2021/1563	12/28/2015	WD	Q	I	01	308,000

GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CLEM ROBERT L & JEN						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2015] W7 FSP=[YR=2019] N8 W32 S8 E32\$ W43 S34 FGR=[YR=2015] S26 E20 N22 W12 FST=[YR=2015] N4 W5 S4 E5\$ W5 N4 W3\$ E8 S4 E12 S12 E10 FOP=[YR=2015] S6 E11 N6 W11\$ E20 N50\$ PTR= E15 FUS=[YR=2015] E15 S17 E3 S4 STR=[YR=2015] S14 W3 N14 E3\$ W3 S3 W15 N24\$ W15\$.						