LOT 169
IN OR 1951/1843
FLORA PARKE UNIT #6A PB 8/72

WILKES THOMAS & BARBARA
32265 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0554-0169-0000

BUILDING CHARACTERISTICS

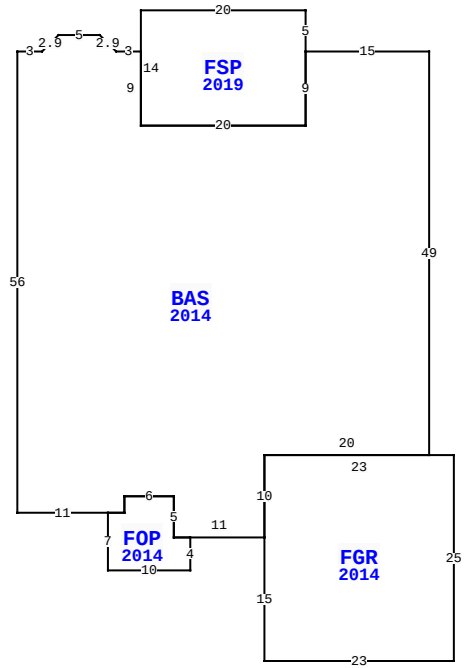
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,515	100	2,515	310,202
FGR	575	55	316	38,976
FOP	76	30	23	2,837
FSP	280	40	112	13,814
TOTALS	3,446		2,966	365,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,966	108.1940	128.48	381,072	2014	2014	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2015 Heated Area: 2515 HX Base Yr 2015



32265 JUNIPER PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		365,829
TOTAL MARKET OB/XF VALUE		3,557
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		434,386
SOH/AGL Deduction		166,210
ASSESSED VALUE		268,176
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		218,176
TOTAL JUST VALUE		434,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428724	CO ISSUED	0	10/31/2014
B1429207	SCRNLAN	3,420	08/01/2014
B1428724	NEW CONSTR	309,428	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1951/1843	11/19/2014	WD	Q	I	01	291,700

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: WILKES THOMAS & BAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FSP=[YR=2019] N5 W20 S14 E20 N9 $ S9 W20 N9 W3 U2 L2 W5 D2 L2 W3 S56 E11 FOP=[YR=2014] S7 E10 N4 W2 N5 W6 S2 W2$ E2 N2 E6 S5 E11 FGR=[YR=2014] S15 E23 N25 W23 S10 $ N10 E20 N49 $.

EXTRA FEATURES

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	720.00	SF	5.20	5.20	100	2014	2014	3	95	3,557	

LAND DESCRIPTION

TOTAL OB/XF 3,557

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 08/08/2019 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS