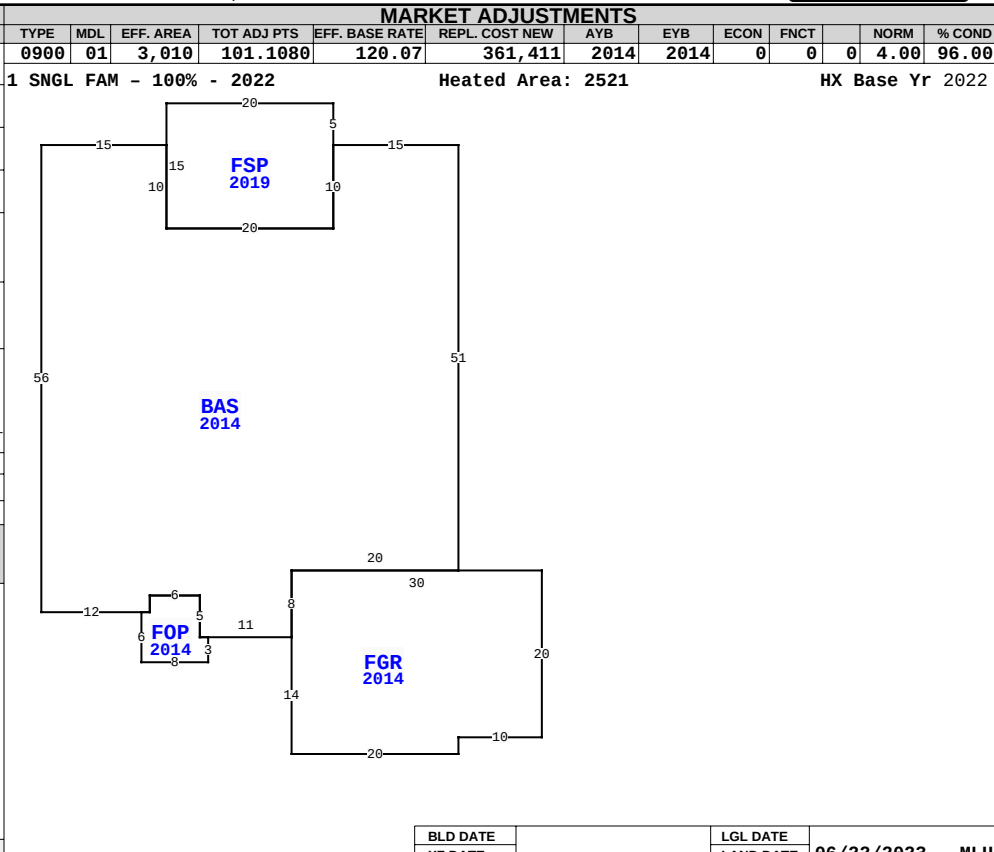




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,521	100	2,521	290,588
FGR	640	55	352	40,574
FOP	57	30	17	1,959
FSP	300	40	120	13,832
TOTALS	3,518		3,010	346,955



EXTRA FEATURES															32311 JUNIPER PARKE DR, FERNANDINA BEACH				
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	BLD DATE		
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395	LGL DATE		
2	0811	CONCRETE B	0	100	0	0	974.00	SF	5.20	5.20	100	2014	2014	3	95	4,812	LAND DATE		
3	0462	ST/AL FNC	0	100	140	0	560.00	SF	10.00	10.00	100	2018	2018	3	90	5,040	AG DATE		
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	06/22/2023 MLU		

LAND DESCRIPTION															TOTAL OB/XF 13,817									
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	OTHER ADJUSTMENTS AND NOTES						
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							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		346,955	
TOTAL MARKET OB/XF VALUE		13,817	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		425,772	
SOH/AGL Deduction		76,882	
ASSESSED VALUE		348,890	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		298,890	
TOTAL JUST VALUE		425,772	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		338,728	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428653	C0 ISSUED	0	10/24/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2637/601	4/28/2023	WD	Q	I	01	568,000	
GRANTOR: HARRIS MICHAEL J JR &							
GRANTEE: DROZDA SANDRA CHALM							
2481/0287	7/16/2021	WD	Q	I	01	425,000	
GRANTOR: SWENGROSS EDDIE J & K							
GRANTEE: HARRIS MICHAEL J JR							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2014] W15 FSP=[YR=2019] N5 W20 S15 E20 N10 S\$10 W20 N10 W15 S\$6 E12 FOP=[YR=2014] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E11 FGR=[YR=2014] S14 E20 N2 E10 N20 W30 S8 \$ N8 E20 N51 \$.									