



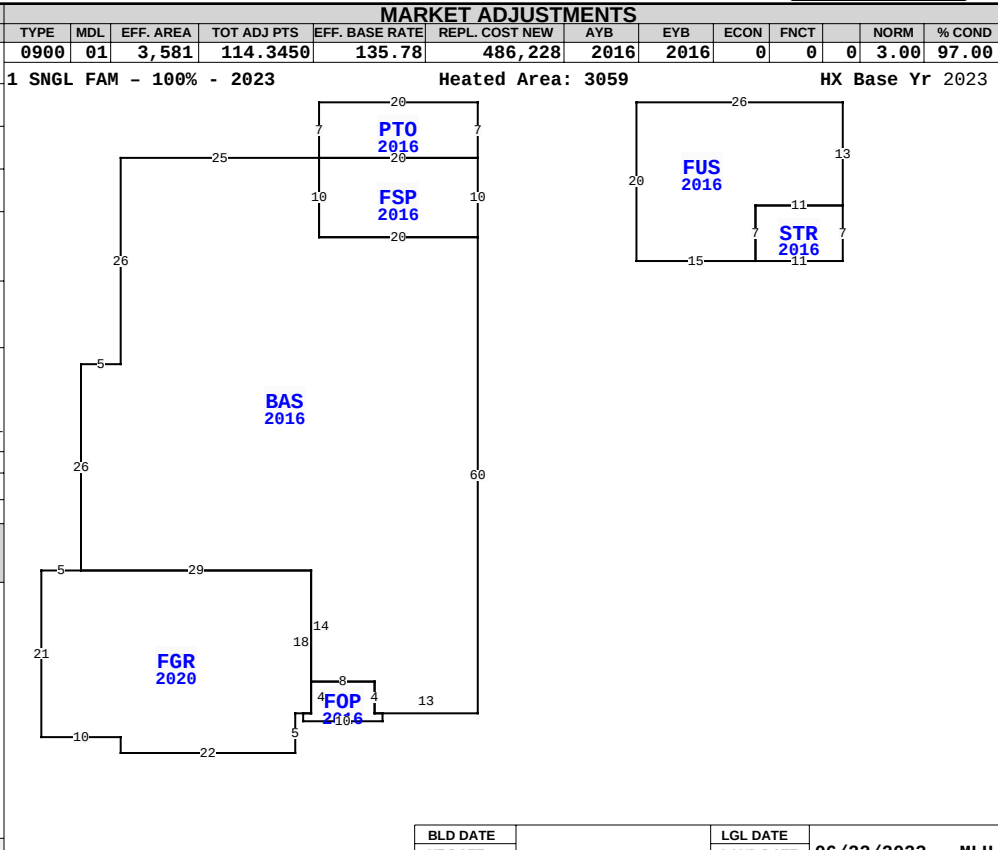
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	2,616	100	2,616	344,544
FGR	752	55	414	54,527
FOP	42	30	13	1,712
FSP	200	40	80	10,536
FUS	443	100	443	58,346
PTO	140	5	7	922
STR	77	10	8	1,053
TOTALS	4,270		3,581	471,641

TOTALS		4,270	3,361	411,341		
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	
1	0855	CONC PAVER	0 100	0	0	
2	0855	CONC PAVER	0 100	0	0	
3	0911	SCRN RM A	0 100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000134	C	SFR POND	100	



32333 JUNIPER PARKE DR, FERNANDINA BEACH													
BLD DATE 06/22/2023 MLU													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE 471,641													
TOTAL MARKET OB/XF VALUE 11,544													
TOTAL LAND VALUE - MARKET 65,000													
TOTAL MARKET VALUE 548,185													
SOH/AGL Deduction 0													
ASSESSED VALUE 548,185													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 498,185													
TOTAL JUST VALUE 548,185													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 433,892													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003020	(GARAGE DOORS)	1,500	04/01/2020
B1631753	CO ISSUED	0	07/18/2016
B1632223	SCRN ENCLSR	2,678	05/01/2016
B1631753	NEW CONSTR	382,910	02/04/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2603/1478	11/16/2022	WD	Q	I	02	760,000			
GRANTOR: MSHARAFIEH SHADI									
GRANTEE: THORPE MARIAN H & G									
2455/0860	4/22/2021	QC	U	I	11	100			
GRANTOR: SAAB GHONWA									
GRANTEE: MSHARAFIEH SHADI									

BUILDING NOTES													
BUILDING DIMENSIONS													
PTO=[YR=2016] W20 S7 BAS=[YR=2016] W25 S26 W5 S26													
FGR=[YR=2020] W5 S21 E10 S2 E22 N5 E1 FOP=[YR=2016] S1 E10 N1													
W1 N4 W8 S4 W1\$ E1 N18 W29\$ E29 S14 E8 S4 E13 N60													
FSP=[YR=2016] N10 W20 S10 E20\$ W20 N10\$ E20 N7\$ PTR=E20													
FUS=[YR=2016] E26 S13 STR=[YR=2016] S7 W11 N7 E11\$ W11 S7 W15													
N20\$ W20\$.													