



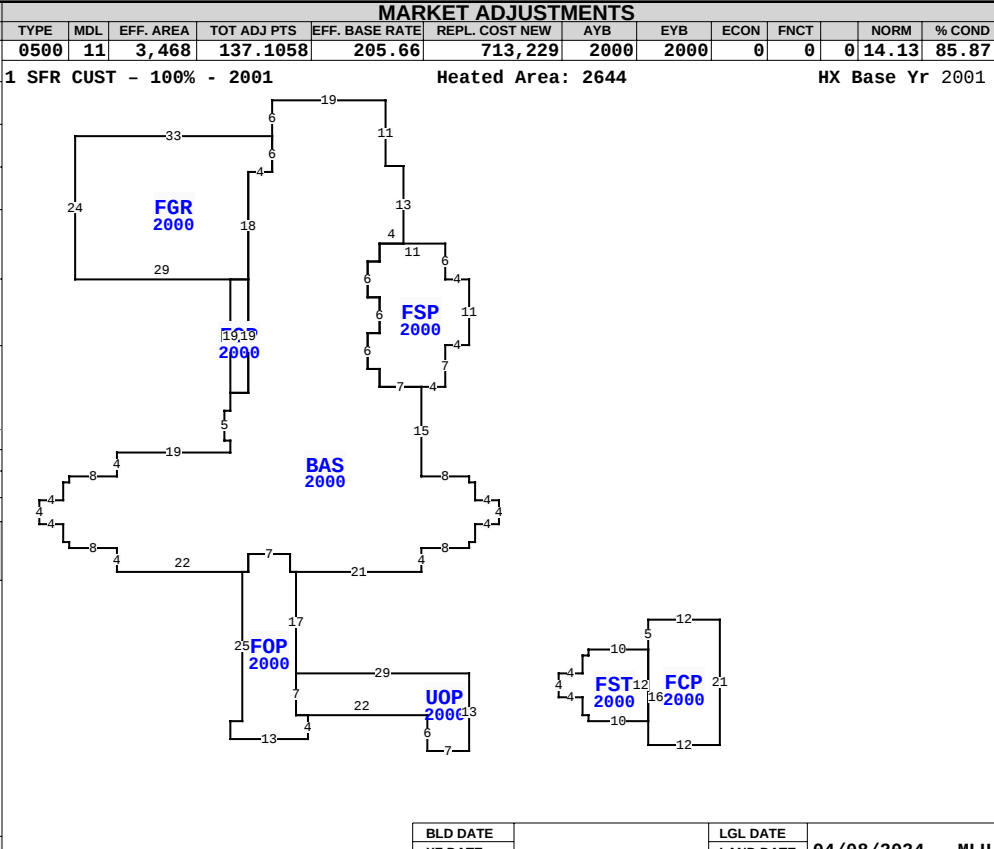
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,644	100	2,644	466,931
FCP	252	25	63	11,126
FGR	720	55	396	69,933
FOP	57	30	17	3,002
FOP	287	30	86	15,188
FSP	332	40	133	23,488
FST	146	55	80	14,128
UOP	245	20	49	8,653
TOTALS	4,683		3,468	612,450

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2000
2	0812	CONCRETE C	0 100	0	0	2,986.00	SF	4.00	4.00	100	2000
3	0825	BRICK	0 100	0	0	194.00	SF	12.50	12.50	100	2000
4	1128	BRICK 12"	0 100	0	0	114.00	SF	14.00	14.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



4 JUNIPER CT, FERNANDINA BEACH				XF DATE				LAND DATE		04/08/2024		MLU	
				INC DATE				AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	2,000.00	2,000.00	100	2000	2000	3	84	1,680				
2,986.00	SF	4.00	4.00	100	2000	2000	3	79	9,436				
194.00	SF	12.50	12.50	100	2000	2000	3	94	2,280				
114.00	SF	14.00	14.00	100	2000	2000	3	94	1,500				

TOTAL OB/XF												14,896				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	600,000.00	600,000.00	600,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE					612,450
TOTAL MARKET OB/XF VALUE					14,896
TOTAL LAND VALUE - MARKET					600,000
TOTAL MARKET VALUE					1,227,346
SOH/AGL Deduction					512,561
ASSESSED VALUE					714,785
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					664,785
TOTAL JUST VALUE					1,227,346
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					1,101,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906399	NEW CONSTR	200,000	08/01/1999
B9905809	NEW CONSTR	200,000	02/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0843/1451	8/05/1998	QC	U	V	01
GRANTOR: JARZYNA ANTHONY D & S					
GRANTEE: JARZYNA ANTHONY D &					
0827/2001	3/30/1998	WD	U	V	07
GRANTOR: LONG POINT DEVELOPMEN					
GRANTEE: JARZYNA ANTHONY D &					

BUILDING NOTES											
BUILDING DIMENSIONS											
UOP=[YR=2000] W29 FOP=[YR=2000] N17 BAS=[YR=2000] E21 N4 E8 N1 E1 N3 E4 N4 W4 N3 W1 N1 W8 N15 FSP=[YR=2000] E4 N7 E4 N11 W4 N6 W11 S3 W2 S6 E2 S6 W2 S6 E2 S3 E7 \$ W7 N3 W2 N6 E2 N6 W2 N6 E2 N3 E4 N13 W3 N11 W19 S6 FGR=[YR=2000] W33 S24 E29 N18 E4 N6 \$ S6 W4 S18 FOP=[YR=2000] W3 S19 E3 N19 \$ S19 W3 S3 W1 S5 E1 S2 W19 S4 W8 S1 W1 S3 W4 S4 E4 S3 E1 S1 E8 S4 E22 N3 E7 S3 E1 \$ W1 N3 W7 S3 W1 S25 W2 S3 E13 N4 W2 N7 \$ S7 E22 S6 E7 N13 \$ PTR= E15 FST=[YR=2000] E4 N3 E1 N1 E10 FCP=[YR=2000] N5 E12 S21 W12 N16\$ S12 W10 N1 W1 N3 W4 N4 \$ W15 \$.											