LOT 52
LONG POINT #1 PB 5/85-89

HARLIN SEWELL REVOCABLE TRUST/HARLIN SEWELL C TRUS
10 JUNIPER COURT
FERNANDINA BEACH, FL 32034

2024

03-6N-29-00LP-0052-0000

BUILDING CHARACTERISTICS

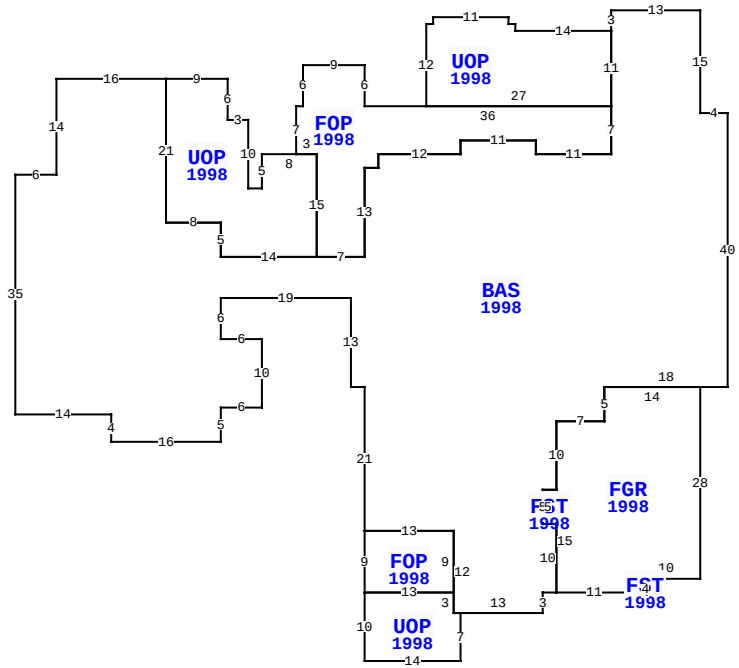
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	4,398	100	4,398	918,021
FGR	575	55	316	65,960
FOP	117	30	35	7,306
FOP	463	30	139	29,014
FST	8	55	4	835
FST	10	55	6	1,252
UOP	137	20	27	5,636
UOP	321	20	64	13,359
UOP	394	20	79	16,490
TOTALS	6,423		5,068	1,057,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	5,068	158.1360	237.20	1,202,130	1998	1998	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2000 Heated Area: 4398 HX Base Yr 2000



10 JUNIPER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,057,874
TOTAL MARKET OB/XF VALUE		29,138
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,887,012
SOH/AGL Deduction		718,912
ASSESSED VALUE		1,168,100
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,118,100
TOTAL JUST VALUE		1,887,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,641,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704148	SWIM POOL	20,000	07/01/1997
B9704058	NEW CONSTR	320,600	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/1267	1/19/2022	WD	U	I	11	100
GRANTOR: HARLIN SEWELL C						
GRANTEE: HARLIN SEWELL C REV						
2219/0639	8/13/2018	WD	U	I	11	100
GRANTOR: HARLIN MARILYN C REVO						
GRANTEE: HARLIN SEWELL C & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W4 N15 W13 S3 UOP=[YR=1998] W14 N1 W1 N1 W11 S1 W1 S12 E27 N11 $ S11 FOP=[YR=1998] W36 N6 W9 S6 W1 S7 E3 S15 E7 N13 E2 N2 E12 N2 E11 S2 E11 N7 $ S7 W11 N2 W11 S2 W12 S2 W2 S13 W7 UOP=[YR=1998] N15 W8 S5 W2 N10 W3 N6 W9 S21 E8 S5 E14 $ W14 N5 W8 N21 W16 S14 W6 S35 E14 S4 E16 N5 E6 N10 W6 N6 E19 S13 E2 S21 FOP=[YR=1998] S9 UOP=[YR=1998] S10 E14 N7 W1 N3 W13 $ E13 N9 W13 $ E13 S12 E13 N3 E2 FGR=[YR=1998] E11 FST=[YR=1998] E4 N2 W4 S2 $ N2 E10 N28 W14 S5 W7 S10 FST=[YR=1998] W2 S5 E2 N5 $ S15 $ N10 W2 N5 E2 N10 E7 N5 E18 N40 $.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620	
2	0810	CONCRETE A	0	100	0	0	2,861.00	SF	6.50	6.50	100	1998	1998	3	75	13,947	
3	1241	WD DECK G	0	100	0	0	475.00	UT	11.50	11.50	100	1998	1998	3	26	1,420	
4	0830	FLAGSTONE	0	100	0	0	13.00	SF	12.00	12.00	100	1998	1998	3	75	117	
5	0446	BOX FNC 6'	0	100	0	0	23.00	LF	20.00	20.00	100	1998	1998	3	20	92	
6	1126	CB/STC 8"	0	100	0	0	206.00	SF	8.00	8.00	100	1998	1998	3	75	1,236	
7	0445	BOX FNC 5'	0	100	0	0	6.00	LF	8.10	8.10	100	1998	1998	3	20	10	
8	0463	FENCE GATE	0	100	0	0	4.00	UT	300.00	300.00	100	1998	1998	3	45	540	
9	0810	CONCRETE A	0	100	0	0	184.00	SF	6.50	6.50	100	1998	1998	3	75	897	
10	0940	SHEDS/PORT	0	100	7	10	70.00	SF	30.00	30.00	100	1998	1998	3	20	420	

TOTAL OB/XF 20,299

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	800,000.00	800,000.00	800,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/06/2024 BY SYS

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TOTALS				

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0810	CONCRETE A	0	100	0	0	221.00	SF	6.50	6.50	100	1998	1998	3	75	1,077	
12	0861	POOL GUNIT	0	100	0	0	338.00	SF	85.00	85.00	100	1998	1998	3	21	6,033	
13	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	200	
14	1075	TRELLIS G	0	100	0	0	168.00	SF	35.00	35.00	100	1998	1998	3	26	1,529	

LAND DESCRIPTION

TOTAL OB/XF 8,839

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 08/06/2024 BY SYS