



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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
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	2,468	100	2,468	335,796
FGR	597	55	328	44,628
FOP	104	30	31	4,218
FOP	200	30	60	8,164

TOTALS	3,369		2,887	392,805
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	564.00	SF	5.20	5.20	
2	0471	VINYL FNC	0	100	0	0	144.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	
4	0462	ST/AL FNC	0	100	90	0	360.00	SF	10.00	10.00	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	
6	0861	POOL GUNIT	1	100	0	0	448.00	SF	85.00	85.00	
7	0855	CONC PAVER	1	100	0	0	767.00	SF	10.00	10.00	
8	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,887	108.8520	136.06	392,805	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023 Heated Area: 2468 HX Base Yr 2023											
32338 JUNIPER PARKE DR, FERNANDINA BEACH											
BLD DATE: 04/08/2024 MLU											

TOTAL OB/XF											
59,664											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						392,805					
TOTAL MARKET OB/XF VALUE						59,664					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						527,469					
SOH/AGL Deduction						15,998					
ASSESSED VALUE						511,471					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						461,471					
TOTAL JUST VALUE						527,469					
NCON VALUE						47,750					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						450,215					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014538	SWIM POOL	80,696	09/23/2022
C2107062	CO ISSUED	361,626	02/08/2022
B2107062	NEW CONSTR	361,626	06/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2708/1795	4/30/2024	LE	U	I	11	100	
GRANTOR:PELLERIN JOHN GIFORD							
GRANTEE:PELLERIN GRACE MARG							
2540/0830	2/17/2022	SW	Q	I	01	445,300	
GRANTOR:SEDA CONSTRUCTION COM							
GRANTEE:PELLERIN JOHN REV T							

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

BUILDING DIMENSIONS											
BAS=[YR=2022] W25 FOP=[YR=2022] W20 S10 E20 N10\$ S10 W20 S60 FOP=[YR=2022] S3 E24 FGR=[YR=2022] S4 E21 N25 W25 S18 E4 S3\$ N3 W4 N4 W8 S4 W12\$ E12 N4 E8 N14 E25 N52\$.											