



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	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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	2,501	100	2,501	329,583
FGR	385	55	212	27,938
FOP	57	30	17	2,241
FOP	200	30	60	7,907
FST	15	55	8	1,054
TOTALS	3,158		2,798	368,722

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	572.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

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	2,798	109.2480	136.56	382,095	2016	2016	0	0	3.50	96.50
1 SNGL FAM - 100% - 2022 Heated Area: 2501 HX Base Yr 2022											
32318 JUNIPER PARKE DR, FERNANDINA BEACH											
BLD DATE: 04/08/2024 MLU											

TOTAL OB/XF											
4,335											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			368,722
TOTAL MARKET OB/XF VALUE			4,335
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			448,057
SOH/AGL Deduction			92,145
ASSESSED VALUE			355,912
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			305,912
TOTAL JUST VALUE			448,057
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			421,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531474	CO ISSUED	0	04/06/2016
B1531474	NEW CONSTR	0	11/24/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2458/1279	4/30/2021	WD	Q	I	01
GRANTOR: VOJDANI SHAHRIAR & KA					
GRANTEE: ATKINSON DAVID B &					
2042/0851	4/22/2016	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: VOJDANI SHAHRIAR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W15 FOP=[YR=2016] W20 S10 E20 N10\$ S10 W20 N10 W15 S56 E12 FOP=[YR=2016] S6 E8 N3 W1 N5 W6 S2 W1\$ E1 N2 E6 S5 E11 FGR=[YR=2016] S11 E20 N20 W4 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W11 S9\$ N9 E20 N50\$.											