



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	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

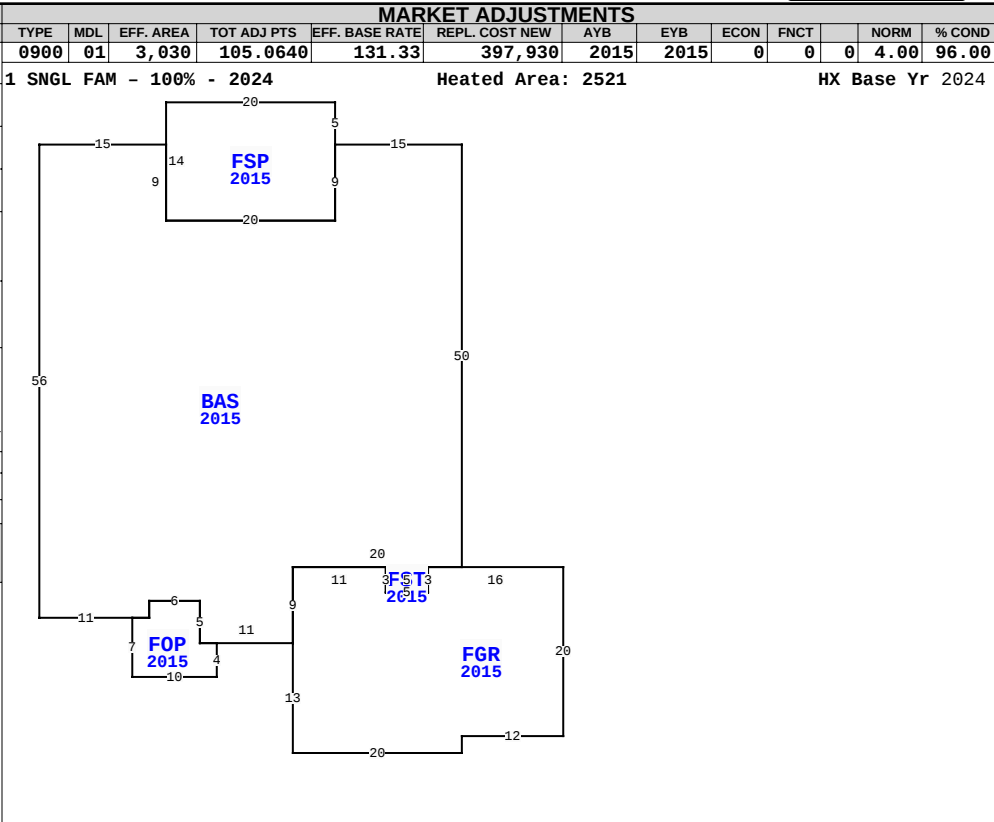
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,521	100	2,521	317,840
FGR	665	55	366	46,144
FOP	76	30	23	2,900
FSP	280	40	112	14,121
FST	15	55	8	1,009

TOTALS	3,557		3,030	382,013
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	
3	0811	CONCRETE B	0	100	0	0	801.00	SF	5.20	5.20	
4	0476	VF 6 SBPL	0	100	0	0	183.00	LF	32.00	32.00	
5	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	



32278 JUNIPER PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	2015	2015	3	97	1,940	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2015	2015	3	95	519	
3	0811	CONCRETE B	0	100	0	0	801.00	SF	5.20	5.20	100	2015	2015	3	95	3,957	
4	0476	VF 6 SBPL	0	100	0	0	183.00	LF	32.00	32.00	100	2015	2015	3	89	5,212	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	89	267	

TOTAL OB/XF												11,895					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% 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	1.00	75,000.00	75,000.00	75,000

NASSAU COUNTY PROPERTY												PAGE 1 of 1 4					
VALUATION SUMMARY												STANDARD					
VALUATION BY												Tax Group: 4					
BUILDING MARKET VALUE												Tax Dist:					
TOTAL MARKET OB/XF VALUE												382,013					
TOTAL LAND VALUE - MARKET												75,000					
TOTAL MARKET VALUE												468,908					
SOH/AGL Deduction												173,049					
ASSESSED VALUE												295,859					
TOTAL EXEMPTION VALUE												HX HB 50,000					
BASE TAXABLE VALUE												245,859					
TOTAL JUST VALUE												468,908					
NCON VALUE												0					
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE												441,795					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429603	CO ISSUED	0	04/16/2015
B1429603	NEW CONSTR	316,389	11/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2695/1307	2/20/2024	WD	U	I	11	100	
GRANTOR: LAXSON VICTOR V & HAZ							
GRANTEE: LAXSON LIVING TRUST							
2659/1799	8/08/2023	WD	Q	I	01	525,000	
GRANTOR: BUSSIE CHRISTOPHER							
GRANTEE: LAXSON VICTOR V & H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W15 FSP=[YR=2015] N5 W20 S14 E20 N9\$ S9 W20 N9 W15 S56 E11 FOP=[YR=2015] S7 E10 N4 W2 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2015] S13 E20 N2 E12 N20 W16 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W11 S9\$ N9 E20 N50\$.											