

PAZZANESE JOHN J L/E & PAZZANESE JACQUELINE L/E/
32254 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

26-2N-28-0554-0137-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03WD FR STUC 100 GABLE/HIP 100

Roof Cover Interior Wall11COMP SHNGL 100 DRYWALL 100

Interior Floor Interior Floor11CLAY TILE 50 CARPET 50

Air Condition Heating Type03CENTRAL 100 04AIR DUCTED 100

Bedrooms Bathrooms Frame023 100 2.5 100 WOOD FRAME 100

Stories Units Occupancy1.001.100 0 100 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4041.00

TOTALS3,6003,062383,666

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,5291002,529316,882

FGR7235539849,869

FOP6630202,506

FSP2704010813,532

FST12557877

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

0900013,062104.4200130.52399,65220152015

1 SNGL FAM - 100% - 2019Heated Area: 2529HX Base Yr 2019

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

PAGE 1 of 14

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE383,666

TOTAL MARKET OB/XF VALUE57,017

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE515,683

SOH/AGL Deduction161,825

ASSESSED VALUE353,858

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE303,858

TOTAL JUST VALUE515,683

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE490,340

SAMPLE SITE MAP

32254 JUNIPER PARKE DR, FERNANDINA BEACH, FL 32117

BLD DATE04/08/2024

CE DATEMLU

INC DATE

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A010017351.00SF6.506.5010020152015395315

20811CONCRETE B010000947.00SF5.205.20100201520153954,678

30476VF 6 SBPL010000130.00LF32.0032.00100201520153893,702

40470VNYL GATE0100002.00UT300.00300.0010020152015389534

50861POOL GUNIT010000370.00SF85.0085.001002016201638125,475

60911SCRN RM A0100001,147.00SF17.5017.501002016201637414,854

70855CONC PAVER010000777.00SF10.0010.00100201620163967,459

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSNIT UNIT D TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

PRINTED 08/06/2024 BY SYS