

LOT 141
IN OR 2172/1431
FLORA PARKE UNIT #6A PB 8/72

MCGRORY CHASE M/TRESSLER LAUREN E
32160 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0554-0141-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	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	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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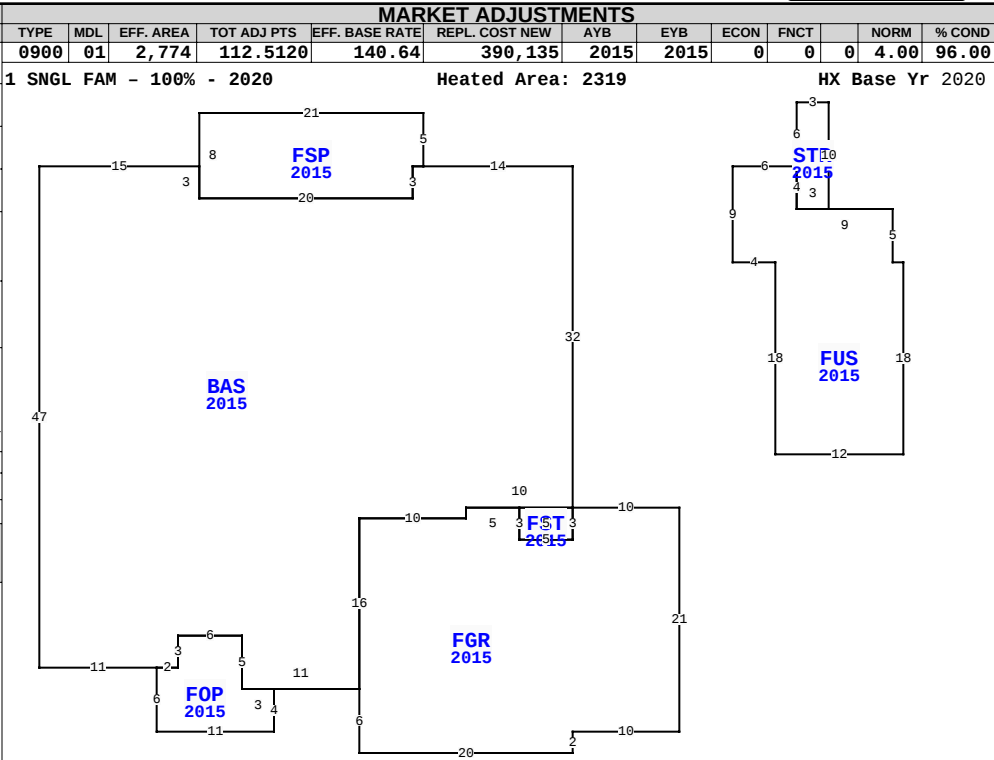
NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100	2,004	270,569
FGR	645	55	355	47,930
FOP	78	30	23	3,106
FSP	165	40	66	8,911
FST	15	55	8	1,080
FUS	315	100	315	42,530
STR	30	10	3	405

TOTALS	3,252	2,774	374,530
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EXTRA FEATURES	
L N	OB/XF CODE
1	0811
2	0810
3	0810
4	0500
5	0476
6	0470

LAND DESCRIPTION	
L N	USE CODE
1	000100



32160 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	0811	CONCRETE B	0	100	0	0	930.00	SF	5.20	5.20	100	2015	2015	3	95	4,594	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2015	2015	3	95	371	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2015	2015	3	95	56	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	
5	0476	VF 6 SBPL	0	100	0	0	110.00	LF	32.00	32.00	100	2016	2016	3	90	3,168	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	

LAND DESCRIPTION	
L N	USE CODE
1	000100

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	374,530
TOTAL MARKET OB/XF VALUE	11,854
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	461,384
SOH/AGL Deduction	169,122
ASSESSED VALUE	292,262
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	242,262
TOTAL JUST VALUE	461,384
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530402	CO ISSUED	0	10/09/2015
B1530402	NEW CONSTR	294,588	05/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2172/1431	1/18/2018	WD	Q	I	01	315,000
GRANTOR: PLUMLEY GREGORY C & J						
GRANTEE: MCGRORY CHASE M & L						
2010/0182	10/20/2015	WD	Q	I	01	293,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PLUMLEY GREGORY C &						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2015] W14 FSP=[YR=2015] N5 W21 S8 E20 N3 E1\$ W1 S3 W20 N3 W15 S47 E11 FOP=[YR=2015] S6 E11 N4 W3 N5 W6 S3 W2\$ E2 N3 E6 S5 E11 FGR=[YR=2015] S6 E20 N2 E10 N21 W10 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W5 S1 W10 S16\$ N16 E10 N1 E10 N32\$ PTR= E15 FUS=[YR=2015] E6 STR=[YR=2015] N6 E3 S10 W3 N4\$ S4 E9 S5 E1 S18 W12 N18 W4 N9\$ W15\$.	