LOT 142
FLORA PARKE UNIT #6A PB 8/72

GRAY LARRY J & ARLETTE M
66 HICKORY RIDGE CIR
CICERO, IN 46034

**2024**

**26-2N-28-0554-0142-0000**

## BUILDING CHARACTERISTICS

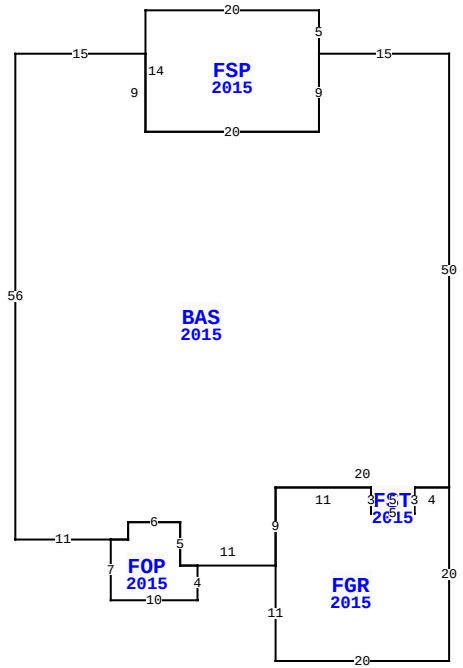
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 335,845 |
| FGR | 385 | 55 | 212 | 28,242 |
| FOP | 76 | 30 | 23 | 3,064 |
| FSP | 280 | 40 | 112 | 14,920 |
| FST | 15 | 55 | 8 | 1,066 |
| TOTALS | 3,277 | | 2,876 | 383,139 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,876 | 111.0140 | 138.77 | 399,103 | 2015 | 2015 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SNGL FAM – 0% - 0 Heated Area: 2521 HX Base Yr




32146 JUNIPER PARKE DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 09/23/2015 KK | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2024 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 383,139 |
| TOTAL MARKET OB/XF VALUE | 6,689 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 464,828 |
| SOH/AGL Deduction | 82,530 |
| ASSESSED VALUE | 382,298 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 382,298 |
| TOTAL JUST VALUE | 464,828 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 437,596 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1530198 | CO ISSUED | 0 | 07/09/2015 |
| B1430198 | NEW CONSTR | 307,759 | 04/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2346/0770 | 3/06/2020 | WD | Q | I | 01 | 342,000 |
| GRANTOR: BURROUGHS JOSEPH E JR | | | | | | |
| GRANTEE: GRAY LARRY J & ARLE | | | | | | |
| 1995/0674 | 7/24/2015 | WD | Q | I | 02 | 301,100 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: BURROUGHTS JOSEPH E | | | | | | |

## BUILDING NOTES

## 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] S11 E20 N20 W4 FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W11 S9$ N9 E20 N50$.

## EXTRA FEATURES

| LN | 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 | 0 | 0 | 0 | 573.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 95 | 2,831 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 25 | 3 | 75.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 463 | |
| 3 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2015 | 2015 | 3 | 97 | 3,395 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,689

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 07/22/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS