LOT 145
IN OR 2049/1798
FLORA PARKE UNIT #6A PB 8/72

DICKINSON CHRISTOPHER & SUMER
32098 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0554-0145-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

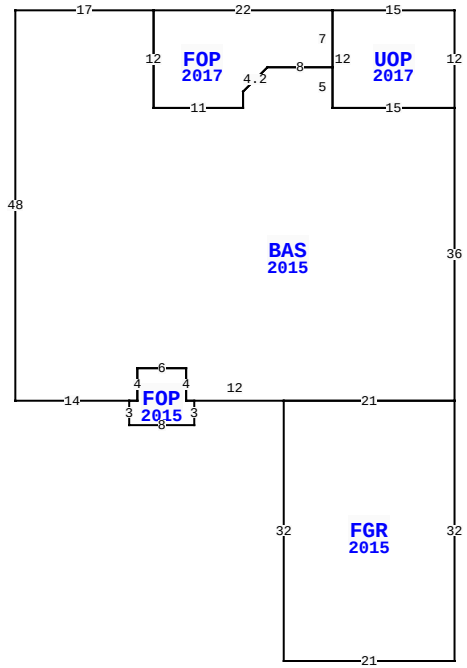
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,175	100	2,175	277,871
FGR	672	55	370	47,270
FOP	48	30	14	1,788
FOP	214	30	64	8,176
UOP	180	20	36	4,599
TOTALS	3,289		2,659	339,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,659	106.4640	133.08	353,860	2015	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2017 Heated Area: 2175 HX Base Yr 2017



32098 JUNIPER PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		339,706
TOTAL MARKET OB/XF VALUE		50,655
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		465,361
SOH/AGL Deduction		159,596
ASSESSED VALUE		305,765
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		255,765
TOTAL JUST VALUE		465,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703539	SWIM POOL	42,419	04/21/2017
B1429275	CO ISSUED	0	03/18/2015
B1429275	NEW CONSTR	275,827	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2049/1798	5/31/2016	WD	Q	I	01	280,000
GRANTOR: GEDBAW JEFFREY A						
GRANTEE: DICKINSON CHRISTOPH						
1974/0084	4/01/2015	WD	Q	I	02	268,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GEDBAW JEFFREY A						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2017] W15 FOP=[YR=2017] W22 BAS=[YR=2015] W17 S48 E14FOP=[YR=2015] S3 E8 N3 W1 N4 W6 S4 W1 $ E1 N4 E6 S4 E12 FGR=[YR=2015] S32 E21 N32 W21 $ E21 N36 W15 N5W8 D3 L3 S2 W11 N12$ S12 E11 N2 U3 R3 E8 N7$ S12 E15 N12$.

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	100	0	0	1,308.00	SF	5.20	5.20	100	2015	2015	3	95	6,462	
2	0911	SCRN RM A	0	100	0	0	1,100.00	SF	17.50	17.50	100	2017	2017	3	78	15,015	
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2017	2017	3	84	23,990	
4	0855	CONC PAVER	0	100	0	0	764.00	SF	7.00	7.00	100	2017	2017	3	97	5,188	

LAND DESCRIPTION

TOTAL OB/XF 50,655

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS