LOT 146
IN OR 2012/569
FLORA PARKE UNIT #6A PB 8/72

TOMPKINS GARY M & SANDRA A
P O BOX 16023
FERNANDINA BEACH, FL 32035

2024

26-2N-28-0554-0146-0000

BUILDING CHARACTERISTICS

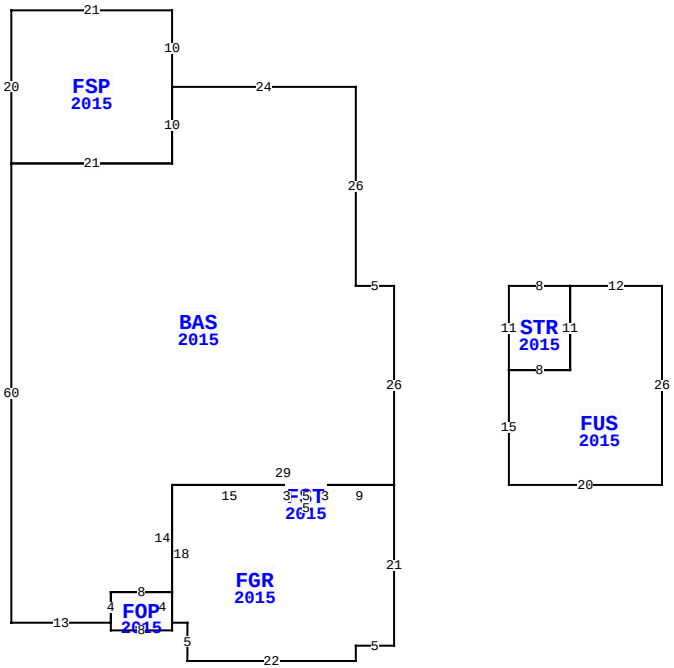
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,606	100	2,606	334,360
FGR	632	55	348	44,650
FOP	40	30	12	1,540
FSP	420	40	168	21,555
FST	15	55	8	1,026
FUS	432	100	432	55,428
STR	88	10	9	1,155
TOTALS	4,233		3,583	459,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,583	106.9200	133.65	478,868	2015	2015	0	0	0	4.00	96.00

1 SNGL FAM – 0% - 0 Heated Area: 3038 HX Base Yr



32090 JUNIPER PARKE DR, FERNANDINA BEACH

BLD DATE	10/09/2015 KK	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	459,713
TOTAL MARKET OB/XF VALUE	53,285
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	587,998
SOH/AGL Deduction	87,627
ASSESSED VALUE	500,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	500,371
TOTAL JUST VALUE	587,998
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	557,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17063075	SWIM POOL	39,978	07/14/2017
B1530515	CO ISSUED	0	10/22/2015
B1530515	NEW CONSTR	381,745	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2012/0569	10/30/2015	WD	Q	I	01	381,600

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: TOMPKINS GARY M & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W5 N26 W24 FSP=[YR=2015] N10 W21 S20 E21 N10$ S10 W21 S60 E13 FOP=[YR=2015] S1 E8 N1 FGR=[YR=2015] E2 S5 E22 N2 E5 N21 W9 FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W15 S18$ N4 W8 S4$ N4 E8 N14 E29 N26$ PTR= E15 STR=[YR=2015] E8 FUS=[YR=2015] E12 S26 W20 N15 E8 N11$ S11 W8 N11$ W15$.

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	0810	CONCRETE A	0	0	0	0	748.00	SF	6.50	6.50	100	2015	2015	3	95	4,619	
2	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2015	2015	3	95	259	
3	0861	POOL GUNIT	0	0	0	0	504.00	SF	85.00	85.00	100	2017	2017	3	84	35,986	
4	0855	CONC PAVER	0	0	0	0	630.00	SF	7.00	7.00	100	2017	2017	3	97	4,278	
5	0476	VF 6 SBPL	0	0	0	0	162.00	LF	32.00	32.00	100	2017	2017	3	92	4,769	
6	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	92	552	
7	0462	ST/AL FNC	0	0	0	0	336.00	SF	10.00	10.00	100	2017	2017	3	84	2,822	

LAND DESCRIPTION

TOTAL OB/XF 53,285

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 05/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS