LOT 147 IN OR 2037/500
FLORA PARKE UNIT #6A PB 8/72

TOBIN ERIC ROBERT & KATHLEEN T
32074 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0554-0147-0000

BUILDING CHARACTERISTICS

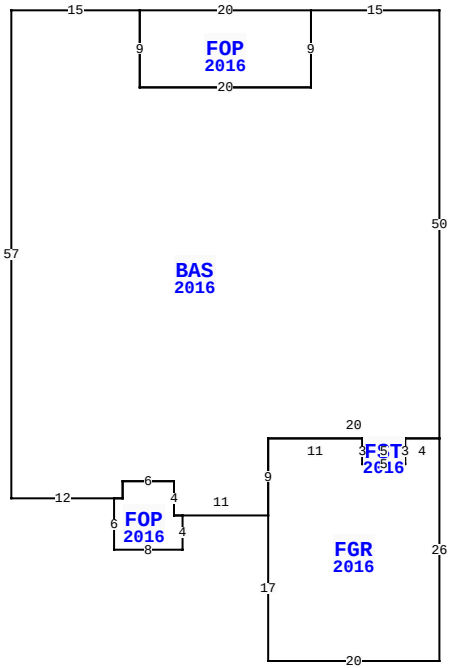
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,540	100	2,540	328,888
FGR	505	55	278	35,996
FOP	58	30	17	2,201
FOP	180	30	54	6,992
FST	15	55	8	1,035
TOTALS	3,298		2,897	375,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,897	107.3480	134.18	388,719	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 2540 HX Base Yr 2017



32074 JUNIPER PARKE DR, FERNANDINA BEACH

BLD DATE		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		375,114
TOTAL MARKET OB/XF VALUE		5,014
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		455,128
SOH/AGL Deduction		175,207
ASSESSED VALUE		279,921
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		229,921
TOTAL JUST VALUE		455,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531061	CO ISSUED	0	03/15/2016
B1531061	NEW CONSTR	312,845	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2037/0500	3/18/2016	WD	Q	I	01	294,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: TOBIN ERIC ROBERT &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] W20 S9 E20 N9$ S9 W20 N9 W15 S57 E12 FOP=[YR=2016] S6 E8 N4 W1 N4 W6 S2 W1$ E1 N2 E6 S4 E11 FGR=[YR=2016] S17 E20 N26 W4 FST=[YR=2016] 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	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	2016	2016	3	96	580	
2	0810	CONCRETE A	0	100	0	0	552.00	SF	6.50	6.50	100	2016	2016	3	96	3,444	
3	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00	32.00	100	2016	2016	3	90	720	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 5,014

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 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