LOT 149
FLORA PARKE UNIT #6A PB 8/72

TURK JOEL & MELBA L/E/
32044 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0554-0149-0000

BUILDING CHARACTERISTICS

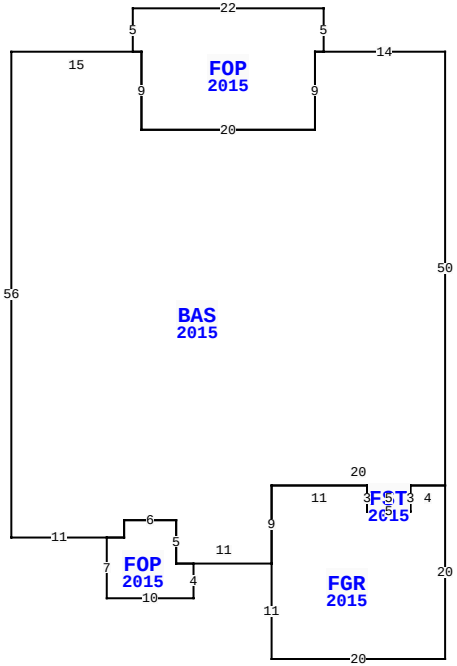
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	346,930
FGR	385	55	212	29,174
FOP	76	30	23	3,165
FOP	290	30	87	11,972
FST	15	55	8	1,101
TOTALS	3,287		2,851	392,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,851	114.6800	143.35	408,691	2015	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2021 Heated Area: 2521 HX Base Yr 2021



32044 JUNIPER PARKE DR, FERNANDINA BEACH

BLD DATE	10/29/2015 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		392,343
TOTAL MARKET OB/XF VALUE		62,647
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		529,990
SOH/AGL Deduction		147,920
ASSESSED VALUE		382,070
TOTAL EXEMPTION VALUE	HX HB DV	60,000
BASE TAXABLE VALUE		322,070
TOTAL JUST VALUE		529,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001154	WINDOWS	34,313	02/02/2022
B1632218	SCRNROOM	28,369	05/03/2016
B1631863	SWIM POOL	55,634	02/01/2016
B1530436	NEW CONSTR	307,759	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2416/0241	12/09/2020	LE	U	I	11	100
GRANTOR: TURK JOEL & MELBA						
GRANTEE: TURK BRIAN & MATTHE						
2416/0239	12/09/2020	WD	U	I	11	100
GRANTOR: TURK JOEL & MELBA (H&						
GRANTEE: TURK JOEL & MELBA (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 FOP=[YR=2015] N5 W22 S5 E1 S9 E20 N9 E1$ W1 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	100	0	0	562.00	SF	5.20	5.20	100	2015	2015	3	95	2,776	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2015	2015	3	95	463	
3	0861	POOL GUNIT	0	100	0	0	359.00	SF	85.00	85.00	100	2016	2016	3	81	24,717	
4	0911	SCRN RM A	0	100	0	0	1,110.00	SF	17.50	17.50	100	2016	2016	3	74	14,375	
5	0855	CONC PAVER	0	100	0	0	751.00	SF	20.00	20.00	100	2016	2016	3	96	14,419	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	74	1,480	
7	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2016	2016	3	90	4,147	
8	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 62,647

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 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS