

**BRYAN SCOTT D & BRYAN ELISABETH G**  
32036 JUNIPER PARKE DR  
FERNANDINA BEACH, FL 32034

**26-2N-28-0554-0150-0000**

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

3

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

2,003

100

2,003

262,819

FGR

433

55

238

31,229

FOP

74

30

22

2,887

FOP

170

30

51

6,692

FST

18

55

10

1,312

FUS

312

100

312

40,938

PTO

264

5

13

1,706

STR

33

10

3

394

TOTALS

3,307

2,652

347,976

EXTRA FEATURES

L N

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

574.00

SF

5.20

5.20

100

2015

2015

3

95

2,836

2

0810

CONCRETE A

0 100

20

3

60.00

SF

6.50

6.50

100

2015

2015

3

95

371

3

0911

SCRN RM A

0 100

22

12

264.00

SF

17.50

17.50

100

2018

2018

3

82

3,788

4

0476

VF 6 SBPL

0 100

0

0

84.00

LF

32.00

32.00

100

2018

2018

3

94

2,527

5

0470

VNYL GATE

0 100

0

0

2.00

UT

300.00

300.00

100

2018

2018

3

94

564

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

75,000.00

75,000.00

75,000

REVIEW DATE

01/23/2019

BY

DJ

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

0

0

NORM

% COND

0900

01

2,652

109.3440

136.68

362,475

2015

2015

2015

2015

0

0

4.00

96.00

1 SNGL FAM - 100% - 2019

Heated Area: 2315

HX Base Yr 2019

BLD DATE

11/30/2015

KK

LGL DATE

04/08/2024

MLU

XF DATE

INC DATE

32036 JUNIPER PARKE DR, FERNANDINA BEACH, FL 32036

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

347,976

TOTAL MARKET OB/XF VALUE

10,086

TOTAL LAND VALUE - MARKET

75,000

TOTAL MARKET VALUE

433,062

SOH/AGL Deduction

157,923

ASSESSED VALUE

275,139

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

225,139

TOTAL JUST VALUE

433,062

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

407,645

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2197/1285

5/21/2018

WD Q

I

02

315,000

GRANTOR: MADRIGAL HECTOR P & Y

GRANTEE: BRYAN SCOTT D & ELI

2054/1622

6/15/2016

WD Q

I

01

280,100

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MADRIGAL HECTOR P &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 FOP=[YR=2015] N5 PTO=[YR=2018] N12 W22  
S12 E22\$ W22 S5 E1 S3 E20 N3 E1\$ W1 S3 W20 N3 W15 S47 E11  
FOP=[YR=2015] S6 E10 N4 W2 N5 W6 S3 W2\$ E2 N3 E6 S5 E11  
FGR=[YR=2015] S6 E20 N20 FST=[YR=2015] N3 W6 S3 E6\$ W6 N3  
W5 S1 W9 S16\$ N16 E9 N1 E11 N32\$ PTR= E15 FUS=[YR=2015] E6  
STR=[YR=2015] N6 E3 S11 W3 N5\$ S5 E3 N1 E6 S5 E1 S18 W12 N18  
W4 N9\$ W15\$.