LOT 152
FLORA PARKE UNIT #6A PB 8/72

HOSTETLER JOHN F
32033 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0554-0152-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

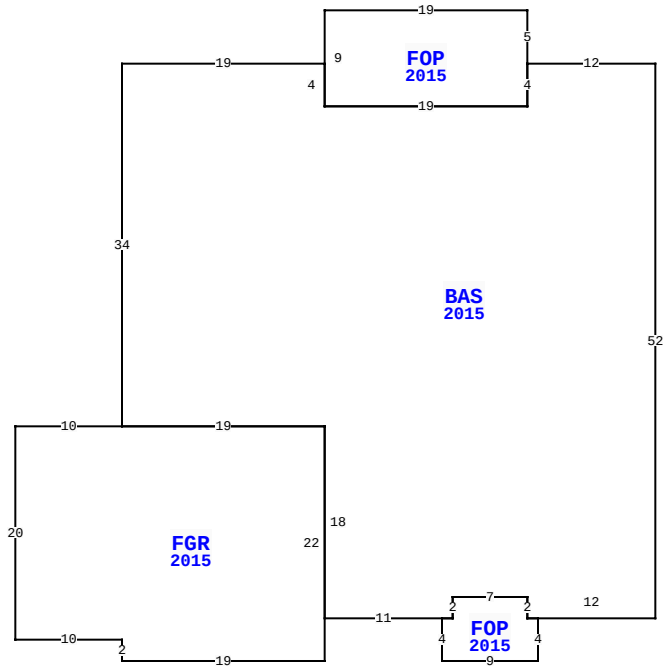
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,168	100	2,168	289,964
FGR	618	55	340	45,474
FOP	50	30	15	2,006
FOP	171	30	51	6,821
TOTALS	3,007		2,574	344,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,574	111.4560	139.32	358,610	2015	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2024 Heated Area: 2168 HX Base Yr 2024



32033 JUNIPER PARKE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		344,266
TOTAL MARKET OB/XF VALUE		7,955
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		427,221
SOH/AGL Deduction		0
ASSESSED VALUE		427,221
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		372,221
TOTAL JUST VALUE		427,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429462	CO ISSUED	0	04/09/2015
B1429462	NEW CONSTR	270,921	10/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2659/3	8/04/2023	WD	Q	I	02	500,000
GRANTOR: KEEFER ELEANOR JEANET						
GRANTEE: HOSTETLER JOHN F						
1976/1849	3/17/2015	WD	Q	I	02	284,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KEEFER DENNIS R & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W12 FOP=[YR=2015] N5 W19 S9 E19 N4 $ S4 W19 N4 W19 S34 FGR=[YR=2015] W10 S20 E10 S2 E19 N22 W19 $ E19 S18 E11 FOP=[YR=2015] S4 E9 N4 W1 N2 W7 S2 W1 $ E1 N2 E7 S2 E12 N52 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	
2	0811	CONCRETE B	0	100	0	0	923.00	SF	5.20	5.20	100	2015	2015	3	95	4,560	

LAND DESCRIPTION

TOTAL OB/XF 7,955

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