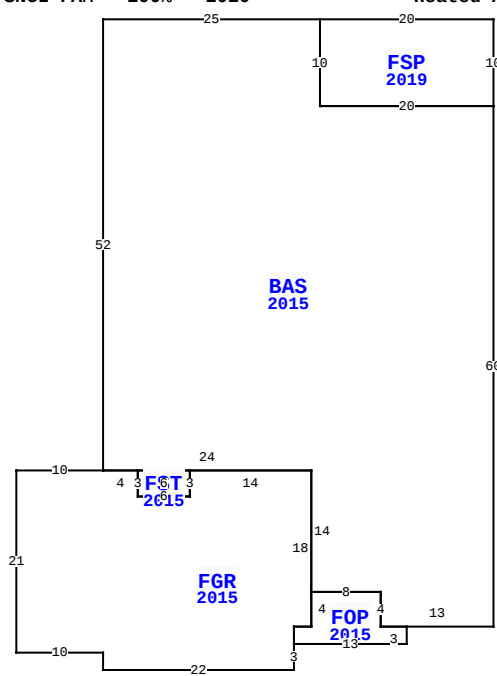


BLADEN ROBERT T JR & HACIE L
32081 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

26-2N-28-0554-0154-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall	16	WD FR STUC 100								0900	01	2,997	105.1860	131.48	394,046	2015	2015	0	0	4.00	96.00	VALUATION BY										STANDARD							
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2020										Heated Area: 2486										HX Base Yr 2020									
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		3 100																																					
Bathrooms		2.5 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units	0	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	2,486	100	2,486	313,785																																			
FGR	734	55	404	50,993																																			
FOP	58	30	17	2,146																																			
FSP	200	40	80	10,097																																			
FST	18	55	10	1,262																																			
TOTALS		3,496		2,997	378,284																																		
EXTRA FEATURES										32081 JUNIPER PARKE DR, FERNANDINA BEACH										BLD DATE 04/08/2024 MLU																			
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	977.00	SF	5.20	5.20	100	2015	2015	3	95	4,826																								
2	0810	CONCRETE A	0 100	15	3	45.00	SF	6.50	6.50	100	2015	2015	3	95	278																								
3	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	2015	2015	3	95	56																								
4	0462	ST/AL FNC	0 100	180	0	720.00	SF	10.00	10.00	100	2016	2016	3	81	5,832																								
5	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540																								
LAND DESCRIPTION																	TOTAL OB/XF 11,532																						
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	000134	C	SFR POND	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																																							