LOT 158
FLORA PARKE UNIT #6A PB 8/72

HUTTON CHARLES K
32157 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0554-0158-0000

BUILDING CHARACTERISTICS

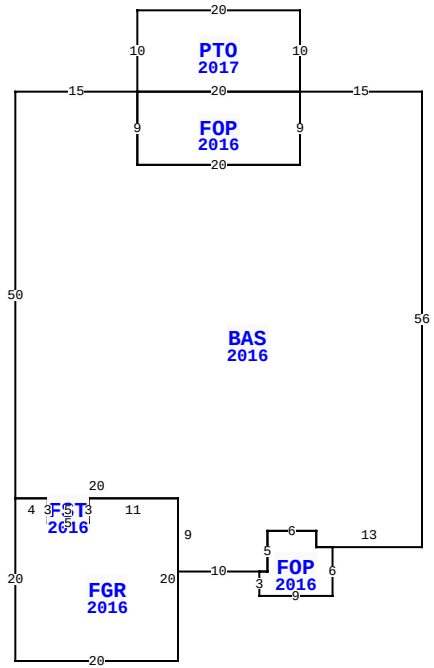
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,521	100	2,521	333,386
FGR	385	55	212	28,035
FOP	63	30	19	2,513
FOP	180	30	54	7,141
FST	15	55	8	1,058
PTO	200	5	10	1,322
TOTALS	3,364		2,824	373,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,824	109.6320	137.04	387,001	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2020 Heated Area: 2521 HX Base Yr 2020



32157 JUNIPER PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		373,456
TOTAL MARKET OB/XF VALUE		7,223
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		455,679
SOH/AGL Deduction		164,519
ASSESSED VALUE		291,160
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		241,160
TOTAL JUST VALUE		455,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1700740	FSP	4,464	03/01/2017
B1531344	CO ISSUED	0	05/10/2016
B1531344	NEW CONSTR	306,168	10/29/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2254/0429	2/08/2019	WD	Q	I	02	324,000
GRANTOR: MARTIN KENNETH A & CY						
GRANTEE: HUTTON CHARLES K						
2059/1702	7/12/2016	WD	Q	I	01	291,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MARTIN KENNETH A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 PTO=[YR=2017] N10 W20 S10 FOP=[YR=2016] S9 E20 N9 W20$ E20$ S9 W20 N9 W15 S50 FGR=[YR=2016] S20 E20 N20 W11 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W4$ E20 S9 E10 FOP=[YR=2016] S3 E9 N6 W2 N2 W6 S5 W1$ E1 N5 E6 S2 E13 N56$.

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	26	3	78.00	SF	6.50	6.50	100	2016	2016	3	96	487	
2	0810	CONCRETE A	0	100	0	0	554.00	SF	6.50	6.50	100	2016	2016	3	96	3,457	
3	0911	SCRN RM A	0	100	0	0	200.00	SF	17.50	17.50	100	2017	2017	3	78	2,730	
4	0855	CONC PAVER	0	100	0	0	45.00	SF	7.00	7.00	100	2017	2017	3	97	306	
5	0855	CONC PAVER	0	100	4	4	16.00	SF	7.00	7.00	100	2017	2017	3	97	109	
6	0855	CONC PAVER	0	100	4	5	20.00	SF	7.00	7.00	100	2016	2016	3	96	134	

LAND DESCRIPTION

TOTAL OB/XF 7,223

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	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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS