LOT 167
IN OR 2004/531
FLORA PARKE UNIT #6A PB 8/72

MENDELSON HARVEY & LETITIA
32245 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0554-0167-0000

BUILDING CHARACTERISTICS

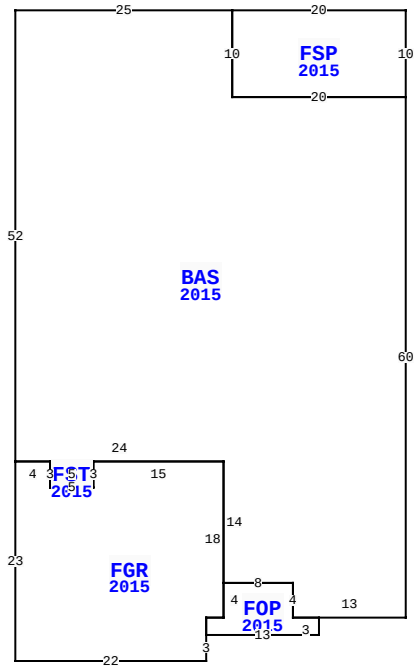
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	328,367
FGR	527	55	290	38,305
FOP	58	30	17	2,245
FSP	200	40	80	10,567
FST	15	55	8	1,057
TOTALS	3,286		2,881	380,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,881	110.0740	137.59	396,397	2015	2015	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2016 Heated Area: 2486 HX Base Yr 2016



32245 JUNIPER PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		380,541
TOTAL MARKET OB/XF VALUE		6,350
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		461,891
SOH/AGL Deduction		174,689
ASSESSED VALUE		287,202
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		237,202
TOTAL JUST VALUE		461,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530374	CO ISSUED	0	09/18/2015
B1530374	NEW CONSTR	308,955	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2004/0531	9/18/2015	WD	Q	I	01	305,500

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MENDELSON HARVEY &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W20 BAS=[YR=2015] W25 S52 FGR=[YR=2015] S23 E22 N3 FOP=[YR=2015] E13 N2 W3 N4 W8 S4 W2 S2$ N2 E2 N18 W15 FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W4$ E24 S14 E8 S4 E13 N60 W20 N10$ S10 E20 N10$.

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	542.00	SF	5.20	5.20	100	2015	2015	3	95	2,677	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2015	2015	3	95	278	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 6,350

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 07/22/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS