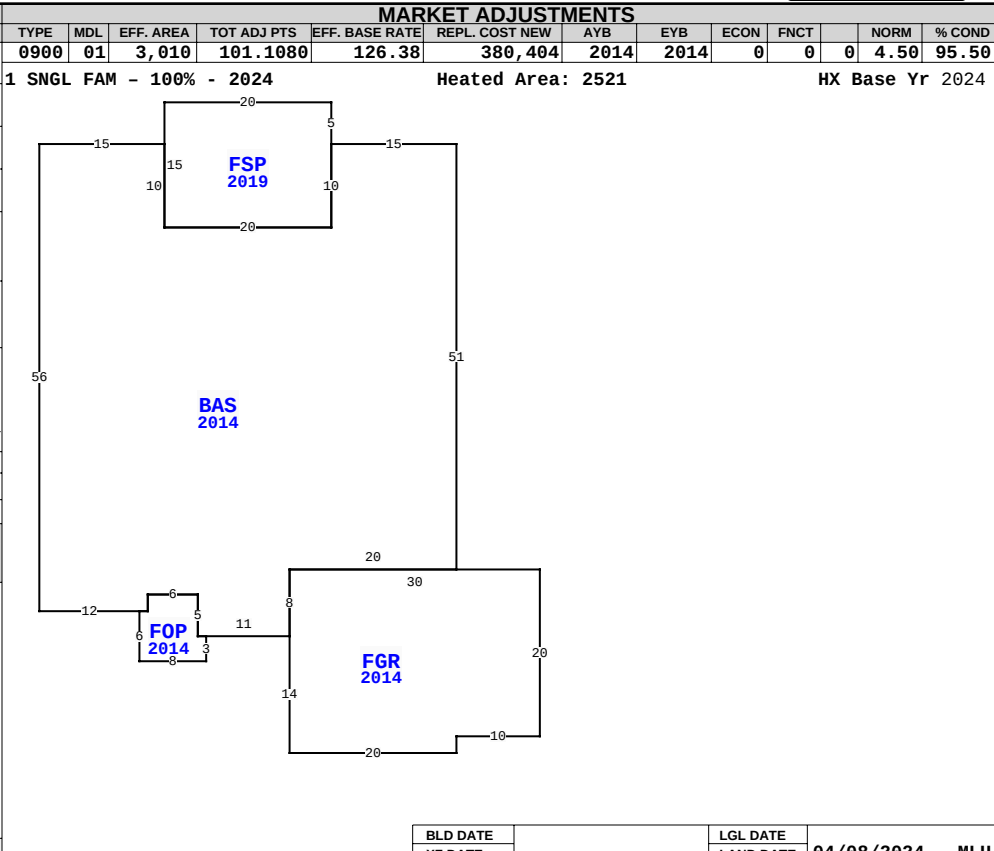




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	304,267
FGR	640	55	352	42,484
FOP	57	30	17	2,051
FSP	300	40	120	14,484
TOTALS	3,518		3,010	363,286



32311 JUNIPER PARKE DR, FERNANDINA BEACH

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
2	0811	CONCRETE B	0	100	0	0	974.00	SF	5.20	5.20	100	2014	2014	3	95	4,812	
3	0462	ST/AL FNC	0	100	140	0	560.00	SF	10.00	10.00	100	2018	2018	3	87	4,872	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION										TOTAL OB/XF						13,608		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
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		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		363,286			
TOTAL MARKET OB/XF VALUE		13,608			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		451,894			
SOH/AGL Deduction		0			
ASSESSED VALUE		451,894			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		401,894			
TOTAL JUST VALUE		451,894			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		425,772			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428653	C0 ISSUED	0	10/24/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2637/601	4/28/2023	WD	Q	I	01
GRANTOR: HARRIS MICHAEL J JR &					
GRANTEE: DROZDA SANDRA CHALM					
2481/0287	7/16/2021	WD	Q	I	01
GRANTOR: SWENGROSS EDDIE J & K					
GRANTEE: HARRIS MICHAEL J JR					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2014] W15 FSP=[YR=2019] N5 W20 S15 E20 N10 S\$10 W20 N10 W15 S\$6 E12 FOP=[YR=2014] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E11 FGR=[YR=2014] S14 E20 N2 E10 N20 W30 S8 \$ N8 E20 N51 \$.					