LOT 49 IN OR 843/1451
LONG POINT #1 PB 5/85-89

JARZYNA ANTHONY D & SUSAN R G
4 JUNIPER COURT
FERNANDINA BEACH, FL 32034

2025

03-6N-29-00LP-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

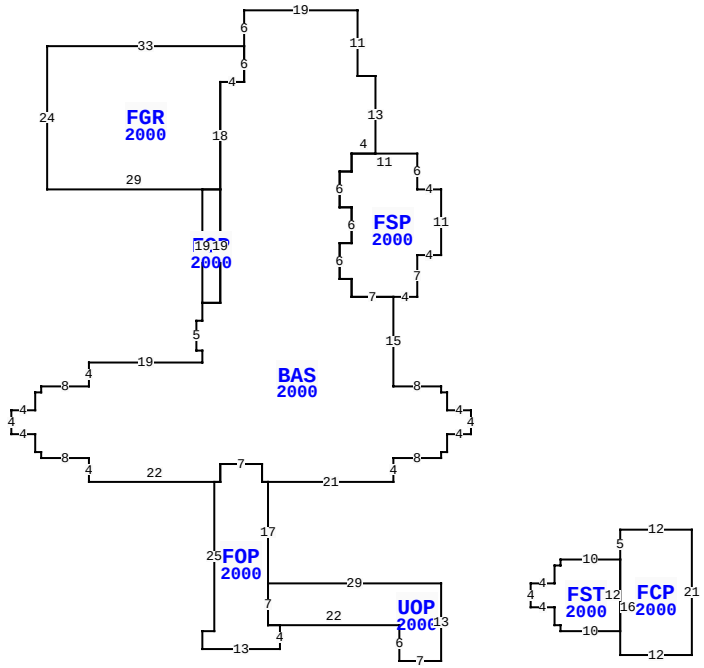
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,644	100	2000	2,644	488,286
FCP	252	25	2000	63	11,635
FGR	720	55	2000	396	73,132
FOP	57	30	2000	17	3,140
FOP	287	30	2000	86	15,882
FSP	332	40	2000	133	24,562
FST	146	55	2000	80	14,774
UOP	245	20	2000	49	9,049
TOTALS	4,683			3,468	640,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,468	137.1058	216.63	751,273	2000	2000	0	0	0	14.75	85.25

1 SFR CUST - 100% - 2001 Heated Area: 2644 HX Base Yr 2001



4 JUNIPER CT, 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: 5	Tax Dist:	
BUILDING MARKET VALUE		640,460
TOTAL MARKET OB/XF VALUE		14,596
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		1,255,056
SOH/AGL Deduction		519,542
ASSESSED VALUE		735,514
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		684,792
TOTAL JUST VALUE		1,255,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,227,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906399	NEW CONSTR	200,000	08/01/1999
B9905809	NEW CONSTR	200,000	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0843/1451	8/05/1998	QC	Q	V	01	100
GRANTOR: JARZYNA ANTHONY D & S						
GRANTEE: JARZYNA ANTHONY D &						
0827/2001	3/30/1998	WD	U	V	07	100
GRANTOR: LONG POINT DEVELOPMEN						
GRANTEE: JARZYNA ANTHONY D &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W29 FOP=[YR=2000] N17 BAS=[YR=2000] E21 N4 E8 N1 E1 N3 E4 N4 W4 N3 W1 N1 W8 N15 FSP=[YR=2000] E4 N7 E4 N11 W4 N6 W11 S3 W2 S6 E2 S6 W2 S6 E2 S3 E7 $ W7 N3 W2 N6 E2 N6 W2 N6 E2 N3 E4 N13 W3 N11 W19 S6 FGR=[YR=2000] W33 S24 E29 N18 E4 N6 $ S6 W4 S18 FOP=[YR=2000] W3 S19 E3 N19 $ S19 W3 S3 W1 S5 E1 S2 W19 S4 W8 S1 W1 S3 W4 S4 E4 S3 E1 S1 E8 S4 E22 N3 E7 S3 E1 $ W1 N3 W7 S3 W1 S25 W2 S3 E13 N4 W2 N7 $ S7 E22 S6 E7 N13 $ PTR= E15 FST=[YR=2000] E4 N3 E1 N1 E10 FCP=[YR=2000] N5 E12 S21 W12 N16$ S12 W10 N1 W1 N3 W4 N4 $ W15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	83	1,660	
2	0812	CONCRETE C	0	100	0	0	2,986.00	SF	4.00	4.00	100	2000	2000	3	77	9,197	
3	0825	BRICK	0	100	0	0	194.00	SF	12.50	12.50	100	2000	2000	3	93	2,255	
4	1128	BRICK 12"	0	100	0	0	114.00	SF	14.00	14.00	100	2000	2000	3	93	1,484	

LAND DESCRIPTION

TOTAL OB/XF 14,596

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 07/30/2025 BY SYS