

LOT 55
IN OR 1422/734
LONG POINT #1 PB 5/85-89

CLEAR GEOFFREY P & MARJORIE P
5 JUNIPER CT
FERNANDINA BEACH, FL 32034-6403

2025

03-6N-29-00LP-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality 04 Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 10

NEIGHBORHOOD/LOC 10007.00

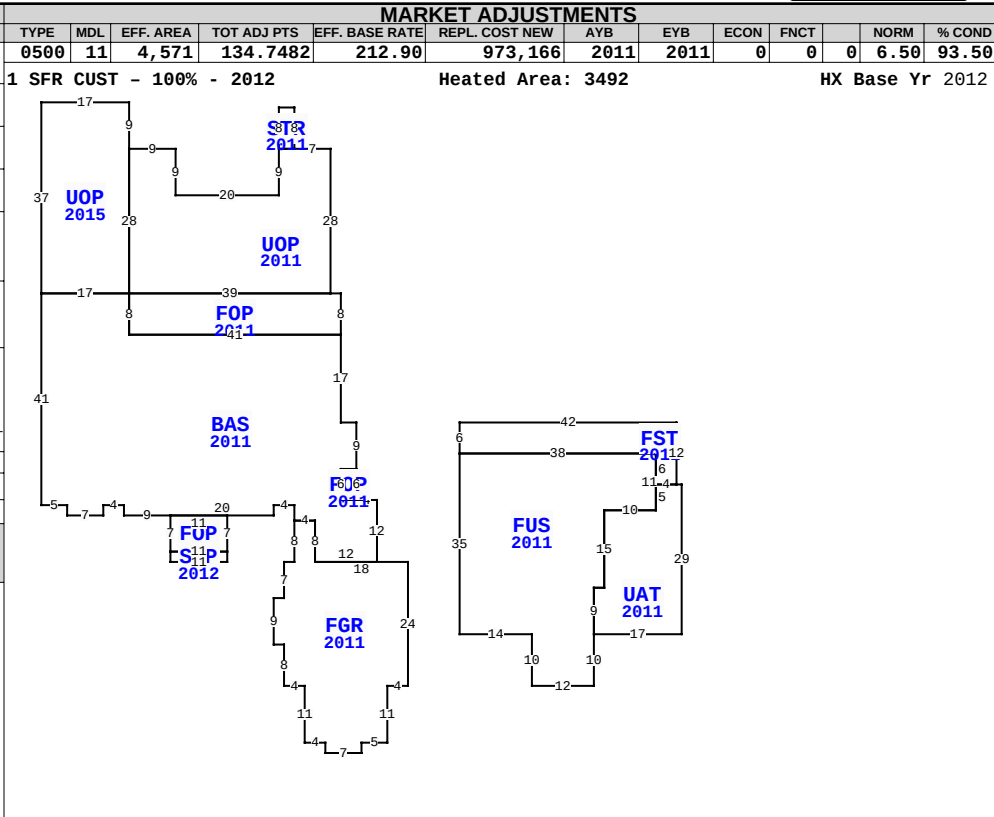
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100	2011	2,300	457,841
FGR	816	55	2011	449	89,379
FOP	18	30	2011	5	996
FOP	77	30	2011	23	4,579
FOP	328	30	2011	98	19,508
FST	276	55	2011	152	30,258
FUS	1,192	100	2011	1,192	237,281
STP	22	10	2012	2	398
STR	24	10	2011	2	398
UAT	403	10	2011	40	7,962
TOTALS	6,997			4,571	909,910

EXTRA FEATURES

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	2.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	6,580	
2	0855	CONC PAVER	0	100	0	0	2,638.00	SF	10.00	10.00	100	2011	2011	3	91	24,006	
3	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00	10.00	100	2011	2011	3	91	764	
4	0855	CONC PAVER	0	100	0	0	189.00	SF	10.00	10.00	100	2011	2011	3	91	1,720	
5	1126	CB/STC 8"	0	100	0	0	56.00	SF	8.00	8.00	100	2011	2011	3	91	408	
6	1126	CB/STC 8"	0	100	0	0	108.00	SF	8.00	8.00	100	2011	2011	3	91	786	
7	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50	6.50	100	2011	2011	3	91	532	
8	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	2011	2011	3	91	710	
9	1126	CB/STC 8"	0	100	0	0	150.00	SF	8.00	8.00	100	2011	2011	3	91	1,092	
10	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2011	2011	3	60	18,360	

LAND DESCRIPTION

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	550,000.00	550,000.00	550,000							



** This building has 12 Sub-Areas

5 JUNIPER CT, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/08/2024 MLU

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 11 4,571 134.7482 212.90 973,166 2011 2011 0 0 0 6.50 93.50
1 SFR CUST - 100% - 2012 Heated Area: 3492 HX Base Yr 2012

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE		909,910
TOTAL MARKET OB/XF VALUE		80,879
TOTAL LAND VALUE - MARKET		550,000
TOTAL MARKET VALUE		1,540,789
SOH/AGL Deduction		649,948
ASSESSED VALUE		890,841
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		840,119
TOTAL JUST VALUE		1,540,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,502,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529933	EXTENCL	13,492	02/01/2015
C23713	CO ISSUED	0	05/17/2011
B24542	ADDITION	22,811	04/01/2011
M15657	H/AC	0	09/01/2010
P14354	NEW CONSTR	0	07/01/2010
E22714	ELEC OTHER	0	06/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1422/0734	6/22/2006	WD Q	Q	V	
GRANTOR: BELSER BRUCE L & GENA					SALE PRICE
GRANTEE: CLEAR GEOFFREY P &					520,000
0894/0462					165,000
8/05/1999					
WD Q V					
GRANTOR: TENNILLE BONNIE H					
GRANTEE: BELSER BRUCE L & GE					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W3 N17 FOP=[YR=2011] N8W2 UOP=[YR=2011] N28W7
STR=[YR=2011] N8W3S8E3 \$ W3S9W20N9W9 UOP=[YR=2015] N9 W17 S37
E17 N28\$S28E39\$ W39S8E41\$ W41N8 W17S41E5S2E7N2E4S2E9
FOP=[YR=2011] S7STP=[YR=2012] S2E11N2W11\$ E11N7W11\$ E20
N2E4S3 FGR=[YR=2011] S8W2S7W2S9E2S8E4S11E4S2E7N2E5
N11E4N24W18N8W4\$ E4S8E12N12W4 FOP=[YR=2011] N6W3S6E3\$
W3N6E3N9\$ PTR=E20 FST=[YR=2011] E42 S12 UAT=[YR=2011] E1 S29
W17 FUS=[YR=2011] S10 W12 N10 W14 N35 E38 S11 W10 S15 W2 S9\$
N9 E2 N15 E10 N5 E4\$ W4 N6 W38 N6\$ W20\$.

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