LOT 60
FLORA PARKE UNIT #6A PB 8/72

WINDHAM JEFFREY MICHAEL & TANYA
32358 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0554-0060-0000

BUILDING CHARACTERISTICS

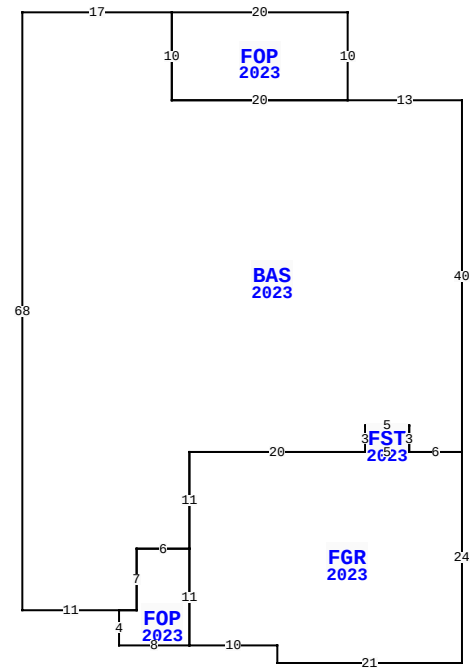
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,455	100	2023	2,455	336,286
FGR	724	55	2023	398	54,518
FOP	74	30	2023	22	3,014
FOP	200	30	2023	60	8,219
FST	15	55	2023	8	1,096
TOTALS	3,468			2,943	403,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,943	103.7760	136.98	403,132	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2455 HX Base Yr



32358 JUNIPER PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 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	403,132
TOTAL MARKET OB/XF VALUE	4,623
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	492,755
SOH/AGL Deduction	0
ASSESSED VALUE	492,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	492,755
TOTAL JUST VALUE	492,755
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011152	NEW CONSTR	404,948	07/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2793/1295	6/10/2025	WD	Q	I	01	550,000
GRANTOR: ALLEN ROBERT A JR & L						
GRANTEE: WINDHAM JEFFREY MIC						
2631/843	4/14/2023	WD	Q	I	01	498,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ALLEN ROBERT A JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=130,4] W13 W20 N10 W17 S68 E11 E2 N7 E6 N11 E20 N3 E5 S3 E6 N40 $
FOP=[YR=2023;ORIG=117,-6] W20 S10 E20 N10 $
FST=[YR=2023;ORIG=124,41] W5 S3 E5 N3 $
FGR=[YR=2023;ORIG=130,44] W6 W5 W20 S11 S11 E10 S2 E21 N24 $
FOP=[YR=2023;ORIG=99,55] W6 S7 W2 S4 E8 N11 $
.

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	0	0	0	889.00	SF	5.20	5.20	100	2023	2023		100	4,623	

LAND DESCRIPTION

TOTAL OB/XF 4,623

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/29/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS