LOT 132
FLORA PARKE UNIT #6A PB 8/72

**PELLERIN JOHN GILFORD L/E/MCLEOD FRANCEY L/E**
32338 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

**2025**

**26-2N-28-0554-0132-0000**

## BUILDING CHARACTERISTICS

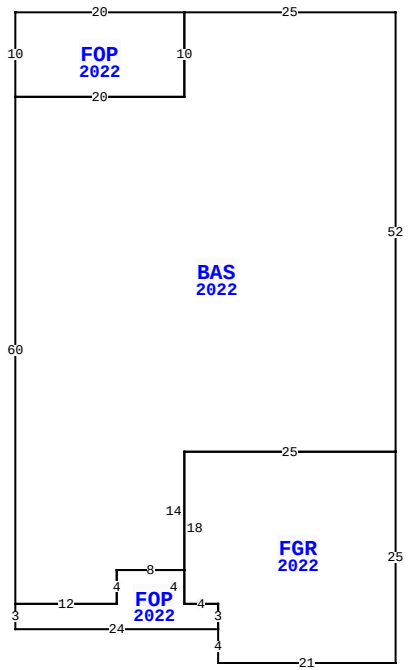
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,468 | 100 | 2022 | 2,468 | 352,829 |
| FGR | 597 | 55 | 2022 | 328 | 46,891 |
| FOP | 104 | 30 | 2022 | 31 | 4,432 |
| FOP | 200 | 30 | 2022 | 60 | 8,578 |
| TOTALS | 3,369 | | | 2,887 | 412,730 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,887 | 108.8520 | 143.68 | 414,804 | 2022 | 2022 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM – 100% - 2023 Heated Area: 2468 HX Base Yr 2023




32338 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 | | 412,730 |
| TOTAL MARKET OB/XF VALUE | | 58,649 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 556,379 |
| SOH/AGL Deduction | | 30,075 |
| ASSESSED VALUE | | 526,304 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 475,582 |
| TOTAL JUST VALUE | | 556,379 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 527,469 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22014538 | SWIM POOL | 80,696 | 09/23/2022 |
| C2107062 | CO ISSUED | 361,626 | 02/08/2022 |
| B2107062 | NEW CONSTR | 361,626 | 06/01/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2708/1795 | 4/30/2024 | LE | U | I | 11 | 100 |
| GRANTOR: PELLERIN JOHN GIFORD | | | | | | |
| GRANTEE: PELLERIN GRACE MARG | | | | | | |
| 2540/0830 | 2/17/2022 | SW | Q | I | 01 | 445,300 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: PELLERIN JOHN REV T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W25 FOP=[YR=2022] W20 S10 E20 N10$ S10 W20 S60 FOP=[YR=2022] S3 E24 FGR=[YR=2022] S4 E21 N25 W25 S18 E4 S3$ N3 W4 N4 W8 S4 W12$ E12 N4 E8 N14 E25 N52$.

## 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 | 564.00 | SF | 5.20 | 5.20 | 100 | 2022 | 2022 | 3 | 99 | 2,903 | |
| 2 | 0471 | VINYL FNC | 0 | 100 | 0 | 0 | 144.00 | LF | 32.00 | 32.00 | 100 | 2022 | 2022 | 3 | 98 | 4,516 | |
| 3 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 98 | 588 | |
| 4 | 0462 | ST/AL FNC | 0 | 100 | 90 | 0 | 360.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 95 | 3,420 | |
| 5 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2022 | 3 | 98 | 294 | |
| 6 | 0861 | POOL GUNIT | 1 | 100 | 0 | 0 | 448.00 | SF | 85.00 | 85.00 | 100 | 2023 | 2023 | | 98 | 37,318 | |
| 7 | 0855 | CONC PAVER | 1 | 100 | 0 | 0 | 767.00 | SF | 10.00 | 10.00 | 100 | 2023 | 2023 | | 100 | 7,670 | |
| 8 | 0871 | POOL HTR R | 1 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2023 | 2023 | | 97 | 1,940 | |

## LAND DESCRIPTION

TOTAL OB/XF 58,649

| 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 | 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