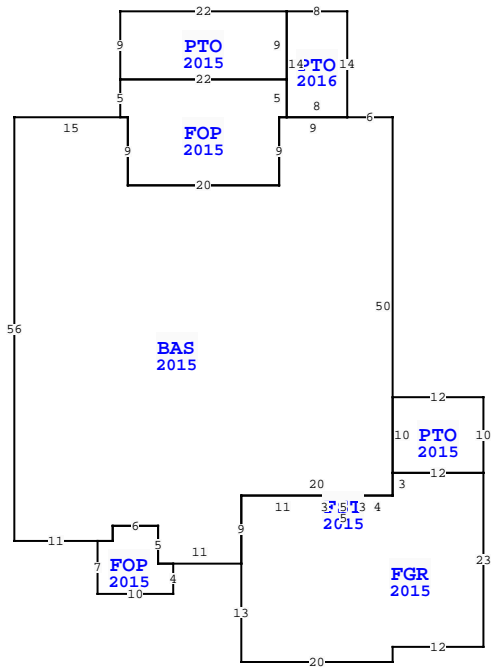


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	100	
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
BAS	2,521	100	2015
FGR	701	55	2015
FOP	76	30	2015
FOP	290	30	2015
FST	15	55	2015
PTO	120	5	2015
PTO	198	5	2015
PTO	112	5	2016
TOTALS	4,033		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,047	105.0640	138.68	422,558	2015	2015	0	0	4.50	95.50
1 SNGL FAM - 100% - 2016 Heated Area: 2521 HX Base Yr 2016											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			403,543
TOTAL MARKET OB/XF VALUE			16,497
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			505,040
SOH/AGL Deduction			201,221
ASSESSED VALUE			303,819
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			253,097
TOTAL JUST VALUE			505,040
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			476,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631996	ADDITION	5,625	03/01/2016
B1530271	CO ISSUED	0	09/04/2015
B1530271	NEW CONSTR	321,278	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2762/1862	1/21/2025	LE	U	I	11	100
GRANTOR: GABLE ROBERT B & ELIZ						
GRANTEE: GABLE COLE R						
2002/1870	9/10/2015	WD	Q	I	02	322,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GABLE ROBERT B & EL						

EXTRA FEATURES															BLD DATE	LGL DATE	
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2015	2015	3	95	519	
3	0811	CONCRETE B	0	100	0	0	924.00	SF	5.20	5.20	100	2015	2015	3	95	4,565	
4	0476	VF 6 SBPL	0	100	0	0	133.00	LF	32.00	32.00	100	2015	2015	3	87	3,703	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	87	522	
6	0911	SCRN RM A	0	100	0	0	430.00	SF	17.50	17.50	100	2016	2016	3	70	5,268	
TOTALS															16,497		

BUILDING NOTES			
32226 JUNIPER PARKE DR, FERNANDINA BEACH			

BUILDING DIMENSIONS			
BAS=[YR=2015] W6 PTO=[YR=2016] N14 W8 PTO=[YR=2015] W22 S9 FOP=[YR=2015] S5 E1 S9 E20 N9 E1 N5 W22\$ E22 N9\$ S14 E8\$ W9 S9 W20 N9 W15 S56 E11 FOP=[YR=2015] S7 E10 N4W2 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2015] S13 E20 N2 E12 N23 PTO=[YR=2015] N10 W12 S10 E12\$ W12 S3 W4 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W11 S9\$ N9 E20 N50\$.			

LAND DESCRIPTION															TOTAL OB/XF									
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	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							