

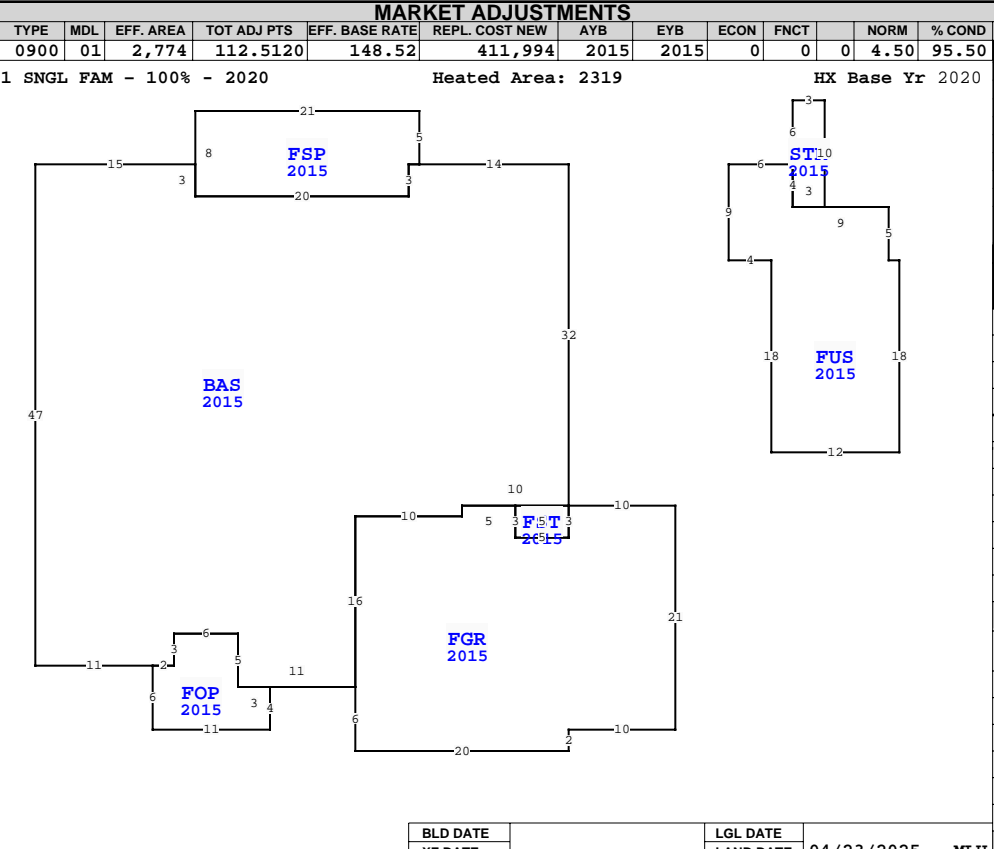
LOT 141
IN OR 2172/1431
FLORA PARKE UNIT #6A PB 8/72

MCGRORY CHASE M/TRESSLER LAUREN E
32160 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0554-0141-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	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	1.5	1.5	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	2,004	100	2015
FGR	645	55	2015
FOP	78	30	2015
FSP	165	40	2015
FST	15	55	2015
FUS	315	100	2015
STR	30	10	2015
TOTALS	3,252		
			2,774
			393,454



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			393,454
TOTAL MARKET OB/XF VALUE			11,781
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			490,235
SOH/AGL Deduction			189,497
ASSESSED VALUE			300,738
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			250,016
TOTAL JUST VALUE			490,235
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			461,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530402	CO ISSUED	0	10/09/2015
B1530402	NEW CONSTR	294,588	05/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2172/1431	1/18/2018	WD Q	Q	I	01	315,000
GRANTOR: PLUMLEY GREGORY C & J						
GRANTEE: MCGRORY CHASE M & L						
2010/0182	10/20/2015	WD Q	Q	I	01	293,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PLUMLEY GREGORY C &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

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	0811	CONCRETE B	0	100	0	930.00	SF	5.20	5.20	100	2015	2015	3	95	4,594	
2	0810	CONCRETE A	0	100	20	60.00	SF	6.50	6.50	100	2015	2015	3	95	371	
3	0810	CONCRETE A	0	100	3	9.00	SF	6.50	6.50	100	2015	2015	3	95	56	
4	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	
5	0476	VF 6 SBPL	0	100	0	110.00	LF	32.00	32.00	100	2016	2016	3	89	3,133	
6	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2015] W14 FSP=[YR=2015] N5 W21 S8 E20 N3 E1\$ W1 S3 W20 N3 W15 S47 E11 FOP=[YR=2015] S6 E11 N4 W3 N5 W6 S3 W2\$ E2 N3 E6 S5 E11 FGR=[YR=2015] S6 E20 N2 E10 N21 W10 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W5 S1 W10 S16\$ N16 E10 N1 E10 N32\$ PTR= E15 FUS=[YR=2015] E6 STR=[YR=2015] N6 E3 S10 W3 N4\$ S4 E9 S5 E1 S18 W12 N18 W4 N9\$ W15\$.	

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							