LOT 143
IN OR 2012/38
FLORA PARKE UNIT #6A PB 8/72

MCCLURE JOHN T III & TONYA A
32134 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0554-0143-0000

BUILDING CHARACTERISTICS

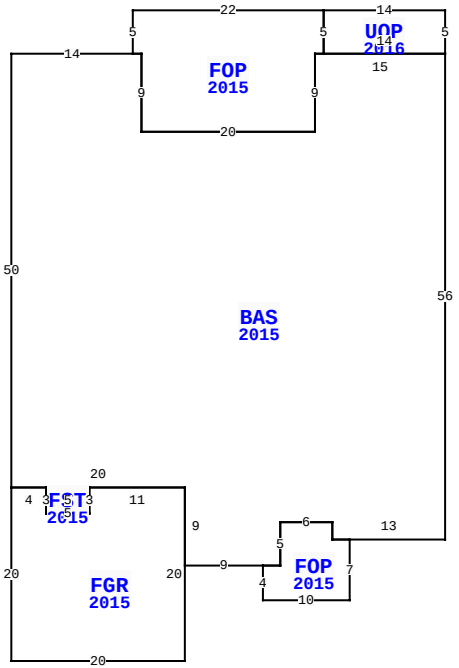
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,521	100	2015	2,521	352,803
FGR	385	55	2015	212	29,668
FOP	76	30	2015	23	3,218
FOP	290	30	2015	87	12,175
FST	15	55	2015	8	1,119
UOP	70	20	2016	14	1,960
TOTALS	3,357			2,865	400,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,865	111.0140	146.54	419,837	2015	2015	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2016 Heated Area: 2521 HX Base Yr 2016



32134 JUNIPER PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	400,944
TOTAL MARKET OB/XF VALUE	46,379
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	532,323
SOH/AGL Deduction	197,906
ASSESSED VALUE	334,417
TOTAL EXEMPTION VALUE	HX HB VX 55,722
BASE TAXABLE VALUE	278,695
TOTAL JUST VALUE	532,323
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	504,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631743	SCRRNENCL	7,947	02/01/2016
B1531463	SWIM POOL	0	11/20/2015
B1530556	NEW CONSTR	307,759	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/0038	10/29/2015	WD	Q	I	02	300,100

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MCCLURE JOHN T III

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2016] W14 FOP=[YR=2015] W22 S5 BAS=[YR=2015] W14 S50 FGR=[YR=2015] S20 E20 N20 W11 FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W4$ E20 S9 E9 FOP=[YR=2015] S4 E10 N7 W2 N2 W6 S5 W2$ E2 N5 E6 S2 E13 N56 W15 S9 W20 N9 W1$ E1 S9 E20 N9 E1 N5$ S5 E14 N5$.

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	662.00	SF	5.20	5.20	100	2015	2015	3	95	3,270	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2015	2015	3	95	445	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	
4	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2016	2016	3	78	20,686	
5	0911	SCRN RM A	0	100	0	0	870.00	SF	17.50	17.50	100	2016	2016	3	70	10,658	
6	0855	CONC PAVER	0	100	0	0	558.00	SF	10.00	10.00	100	2016	2016	3	95	5,301	
7	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2016	2016	3	89	2,392	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 46,379

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 07/22/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS