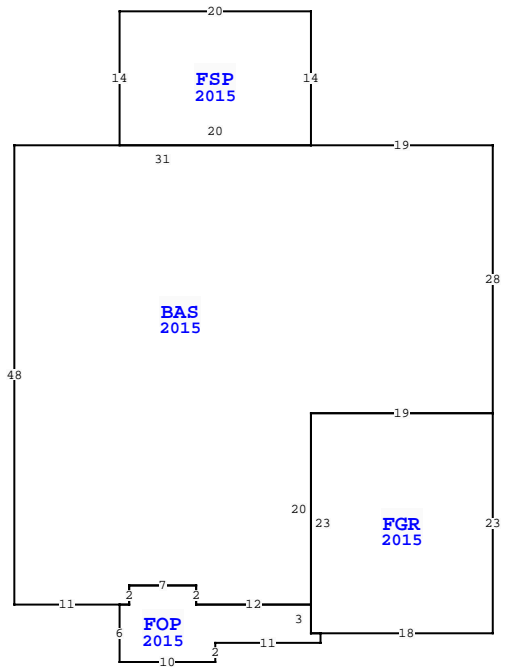


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	2,006	100	2015
FGR	437	55	2015
FOP	115	30	2015
FSP	280	40	2015
TOTALS	2,838		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,392	108.6820	143.46	343,156	2015	2015	0	0	4.50	95.50		
1 SNGL FAM - 100% - 2021 Heated Area: 2006 HX Base Yr 2021													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			327,714
TOTAL MARKET OB/XF VALUE			9,445
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			422,159
SOH/AGL Deduction			184,109
ASSESSED VALUE			238,050
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			187,328
TOTAL JUST VALUE			422,159
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			396,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429592	CO ISSUED	0	04/09/2015
B1429592	NEW CONSTR	251,558	11/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/0182	8/14/2020	WD Q	Q	I	01	320,000
GRANTOR: MACBRIDE CAMERON R						
GRANTEE: BEFANIS LATIFA						
2046/0721	5/17/2016	WD Q	Q	I	01	277,000
GRANTOR: JACOBSON JANE U & BAR						
GRANTEE: MACBRIDE CAMERON R						

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	572.00	SF	5.20	5.20	100	2015	2015	3	95	2,826	
2	0855	CONC PAVER	0	100	12	240.00	SF	10.00	10.00	100	2015	2015	3	95	2,280	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	
4	0476	VF 6 SBPL	0	100	0	25.00	LF	32.00	32.00	100	2016	2016	3	89	712	
5	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

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

BUILDING NOTES	
32122 JUNIPER PARKE DR, FERNANDINA BEACH	

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							