LOT 157
FLORA PARKE UNIT #6A PB 8/72

RODRIGUEZ JUAN & YARELYN N
32149 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0554-0157-0000

BUILDING CHARACTERISTICS

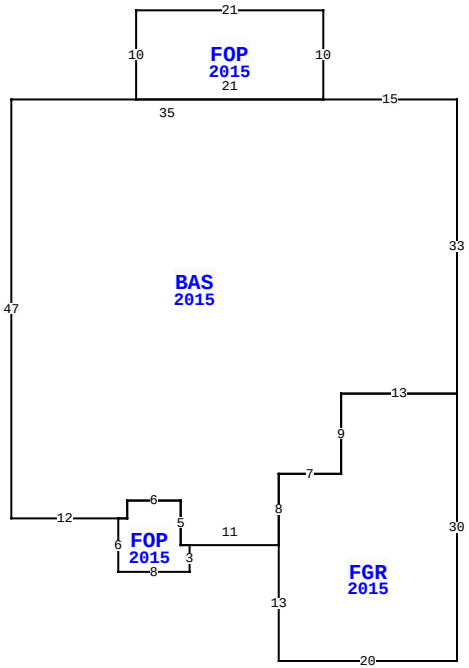
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,154	100	2015	2,154	295,869
FGR	537	55	2015	295	40,521
FOP	57	30	2015	17	2,335
FOP	210	30	2015	63	8,653
TOTALS	2,958			2,529	347,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,529	108.9600	143.83	363,746	2015	2015	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2023 Heated Area: 2154 HX Base Yr



BLD DATE	10/09/2015	KK	LGL DATE	
XF DATE			LAND DATE	04/23/2025 MLU
INC DATE			AG DATE	

32149 JUNIPER PARKE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		347,377
TOTAL MARKET OB/XF VALUE		43,559
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		475,936
SOH/AGL Deduction		22,970
ASSESSED VALUE		452,966
TOTAL EXEMPTION VALUE	13	452,966
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		475,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531018	SCRNRM	30,038	08/01/2015
B1530942	SWIM POOL	33,705	08/01/2015
B1429253	CO ISSUED	0	04/02/2015
B1429253	NEW CONSTR	260,451	08/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/1337	8/03/2020	WD	Q	I	02	359,000
GRANTOR: CASTAGNOLA MICHAEL						
GRANTEE: RODRIGUEZ JUAN & YA						
1976/1977	4/10/2015	WD	Q	I	01	269,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CASTAGNOLA MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FOP=[YR=2015] N10 W21 S10 E21 $ W35 S47 E12 FOP=[YR=2015] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E11 FGR=[YR=2015] S13 E20 N30 W13 S9 W7 S8 $ N8 E7 N9 E13 N33 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	
2	0810	CONCRETE A	0	100	0	0	612.00	SF	6.50	6.50	100	2015	2015	3	95	3,779	
3	0861	POOL GUNIT	0	100	0	0	242.00	SF	85.00	85.00	100	2015	2015	3	75	15,428	
4	0911	SCRN RM A	0	100	0	0	1,042.00	SF	17.50	17.50	100	2015	2015	3	65	11,853	
5	0855	CONC PAVER	0	100	0	0	962.00	SF	10.00	10.00	100	2015	2015	3	95	9,139	

LAND DESCRIPTION

TOTAL OB/XF 43,559

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 07/17/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS