

LOT 55
IN OR 1422/734
LONG POINT #1 PB 5/85-89

CLEAR GEOFFREY P & MARJORIE P
5 JUNIPER CT
FERNANDINA BEACH, FL 32034-6403

2026

03-6N-29-00LP-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

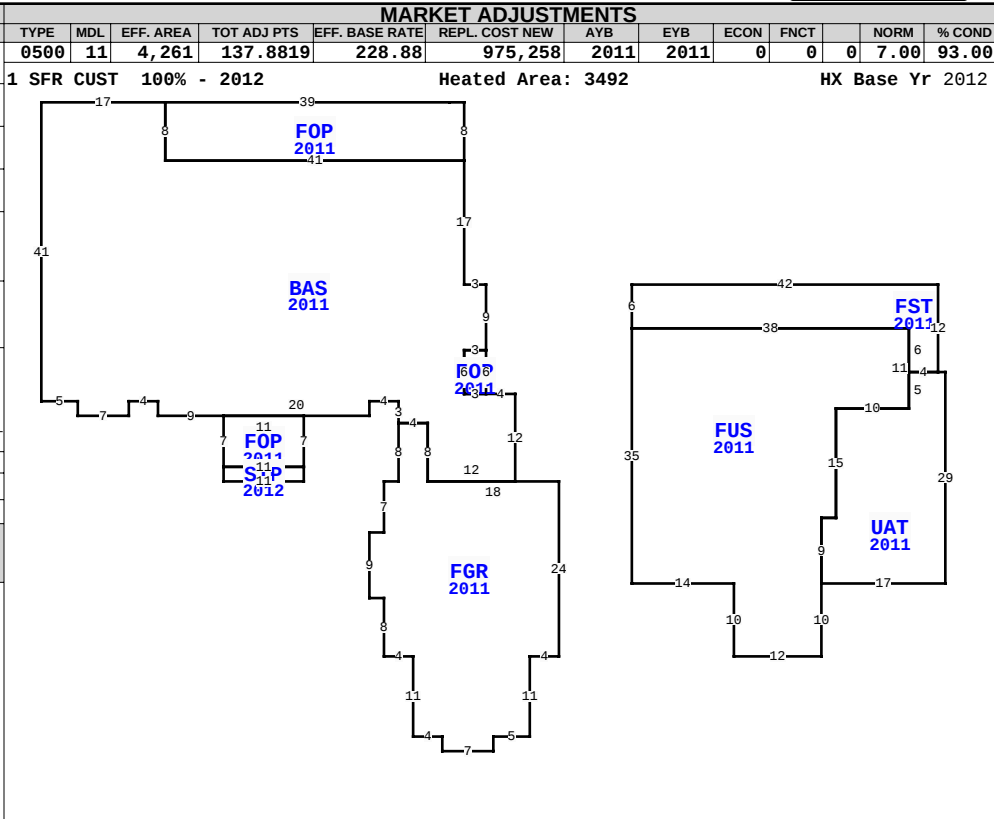
MAP NUM		MKT AREA	10
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NEIGHBORHOOD/LOC	10007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100	2011	2,300	489,574
FGR	816	55	2011	449	95,573
FOP	18	30	2011	5	1,064
FOP	77	30	2011	23	4,896
FOP	328	30	2011	98	20,860
FST	276	55	2011	152	32,355
FUS	1,192	100	2011	1,192	253,727
STP	22	10	2012	2	426
UAT	403	10	2011	40	8,514

TOTALS	5,432			4,261	906,990
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00
5	1126	CB/STC 8"	0	100	0	0	56.00	SF	8.00
6	1126	CB/STC 8"	0	100	0	0	108.00	SF	8.00
9	1126	CB/STC 8"	0	100	0	0	150.00	SF	8.00
10	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
12	0911	SCRN RM A	0	100	0	0	1,272.00	SF	18.00
14	0911	SCRN RM A	0	100	17	37	629.00	SF	18.00



5 JUNIPER CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG 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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2011	2011	3	93	6,510	
5	1126	CB/STC 8"	0	100	0	0	56.00	SF	8.00	8.00	100	2011	2011	3	90	403	
6	1126	CB/STC 8"	0	100	0	0	108.00	SF	8.00	8.00	100	2011	2011	3	90	778	
9	1126	CB/STC 8"	0	100	0	0	150.00	SF	8.00	8.00	100	2011	2011	3	90	1,080	
10	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2011	2011	05	90	54,000	
12	0911	SCRN RM A	0	100	0	0	1,272.00	SF	18.00	18.00	100	2011	2011	3	40	9,158	
14	0911	SCRN RM A	0	100	17	37	629.00	SF	18.00	18.00	100	2015	2015	3	60	6,793	

LAND DESCRIPTION										TOTAL OB/XF								78,722	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	565,000.00	565,000.00	5		
REVIEW DATE		01/12/2024		BY	KBA		Total Acres: 0.00		Total Land Value: 565,000			Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		906,990	
TOTAL MARKET OB/XF VALUE		78,722	
TOTAL LAND VALUE - MARKET		565,000	
TOTAL MARKET VALUE		1,550,712	
SOH/AGL Deduction		635,818	
ASSESSED VALUE		914,894	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		863,483	
TOTAL JUST VALUE		1,550,712	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,540,789	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529933	EXTENCL	13,492	02/01/2015
C23713	CO ISSUED	0	05/17/2011
B24542	ADDITION	22,811	04/01/2011
M15657	H/AC	0	09/01/2010
P14354	NEW CONSTR	0	07/01/2010
E22714	ELEC OTHER	0	06/01/2010

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BUILDING NOTES									
BAS=[YR=2011;ORIG=0,0] W3 N17 W41 N8 W17 S41 E5 S2 E7 N2 E4 S2 E9 E20 N2 E4 S3 E4 S8 E12 N12 W4 W3 N6 E3 N9 \$									
FUS=[YR=2011;ORIG=46,41] S10 W12 N10 W14 N35 E38 S11 W10 S15 W2 S9 \$									
FGR=[YR=2011;ORIG=-12,19] S8 W2 S7 W2 S9 E2 S8 E4 S11 E4 S2 E7 N2 E5 N11 E4 N24 W18 N8 W4 \$									
UAT=[YR=2011;ORIG=62,12] E1 S29 W17 N9 E2 N15 E10 N5 E4 \$									
FOP=[YR=2011;ORIG=-3,-17] N8 W2 W39 S8 E41 \$									
FST=[YR=2011;ORIG=20,0] E42 S12 W4 N6 W38 N6 \$									
FOP=[YR=2011;ORIG=-36,18] S7 E11 N7 W11 \$									
STP=[YR=2012;ORIG=-36,25] S2 E11 N2 W11 \$									
FOP=[YR=2011;ORIG=0,15] N6 W3 S6 E3 \$									