



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

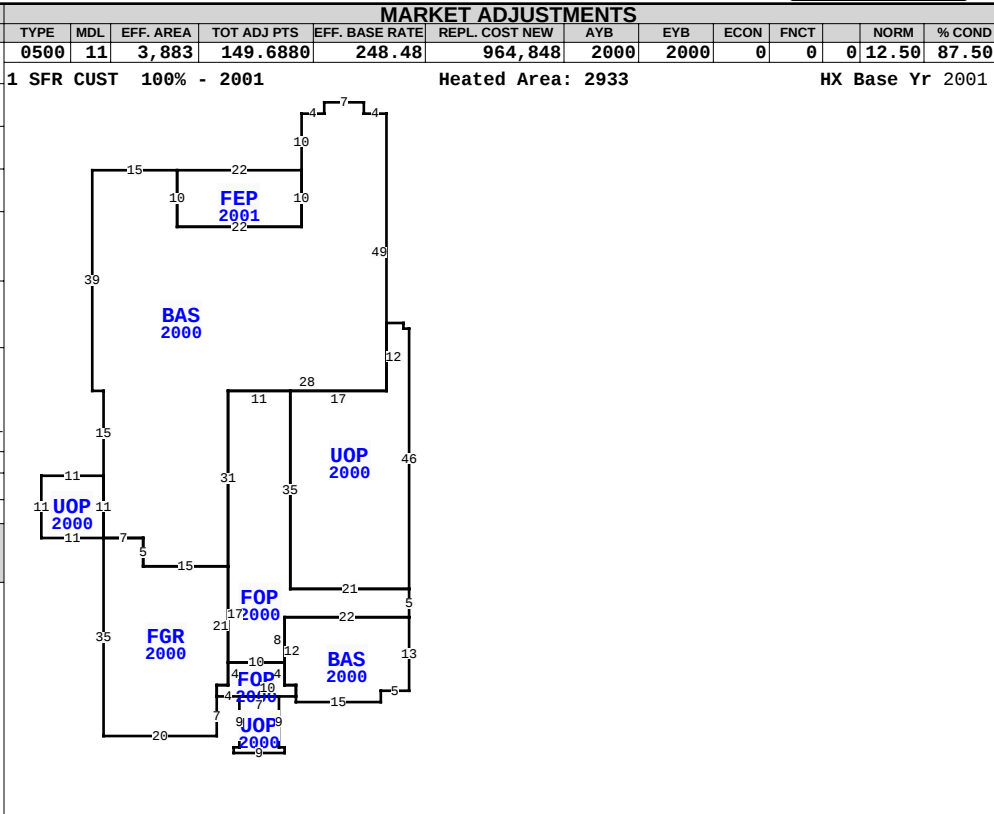
MAP NUM		MKT AREA	10
---------	--	----------	----

NEIGHBORHOOD/LOC	10007.00
------------------	----------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	314	100	2000	314	68,270
BAS	2,619	100	2000	2,619	569,423
FEP	220	80	2001	176	38,266
FGR	677	55	2000	372	80,881
FOP	68	30	2000	20	4,349
FOP	625	30	2000	188	40,875
UOP	72	20	2000	14	3,044
UOP	121	20	2000	24	5,219
UOP	782	20	2000	156	33,918

TOTALS	5,498			3,883	844,242
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	1126	CB/STC 8"	0	100	6	3	18.00	SF	8.00
6	1075	TRELLIS G	0	100	24	10	240.00	SF	35.00



1 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	81	1,620	
4	1126	CB/STC 8"	0	100	6	3	18.00	SF	8.00	8.00	100	2000	2000	3	75	108	
6	1075	TRELLIS G	0	100	24	10	240.00	SF	35.00	35.00	100	2001	2001	3	27	2,268	

LAND DESCRIPTION										TOTAL OB/XF										3,996	
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	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		01/01/2023		BY	CD	Total Acres: 0.00			Total Land Value: 565.000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY										PAGE 1 of 1		5
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 5		
BUILDING MARKET VALUE										844,242		
TOTAL MARKET OB/XF VALUE										3,996		
TOTAL LAND VALUE - MARKET										565,000		
TOTAL MARKET VALUE										1,413,238		
SOH/AGL Deduction										611,024		
ASSESSED VALUE										802,214		
TOTAL EXEMPTION VALUE										51,411		
BASE TAXABLE VALUE										750,803		
TOTAL JUST VALUE										1,413,238		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										1,383,509		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108827	XFOB	8,000	09/01/2001
B9906169	NEW CONSTR	250,000	06/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2613/1098	12/20/2022	WD	U	I	11	100	
GRANTOR: SIMMONS LINDA C & LOU							
GRANTEE: SIMMONS LINDA CORDA							
2304/0657	9/16/2019	DG	U	I	11	100	
GRANTOR: TUZY LOUIS F & LINDA							
GRANTEE: SIMMONS LINDA C							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2000] W4 N2 W7 S2 W4 S10 FEP=[YR=2001] W22 S10 E22 N10 \$ S10 W22 N10 W15 S39 E2 S15 UOP=[YR=2000] W11 S11 E11 FGR=[YR=2000] S35 E20 N7 FOP=[YR=2000] E4 UOP=[YR=2000] S9 W1 S1 E9 N1 W1 N9 W7 \$ E10 BAS=[YR=2000] S1 E15 N2 E5 N13 W22 S12 E2 S2 \$ N2 W2 N4 W10 S4 W2 S2 \$ N2 E2 N21 W15 N5 W7 \$ N11 \$ S11 E7 S5 E15 FOP=[YR=2000] S17 E10 N8 E22 N5 UOP=[YR=2000] N46 W1 N1 W3 S12 W17 S35 E21 \$ W21 N35 W11 S31 \$ N31 E28 N49 \$.									