



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,468	100	2022	2,468	332,707
FGR	597	55	2022	328	44,217
FOP	104	30	2022	31	4,179
FOP	200	30	2022	60	8,088
TOTALS	3,369			2,887	389,192

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
6	0860	POOL/SPA	1 100	0	0	1.00	UT	50,000.00	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,887	97.9668	136.17	393,123	2022	2022	0	0	0	1.00	99.00	
1 SNGL FAM 100% - 2023 Heated Area: 2468 HX Base Yr 2023													
32338 JUNIPER PARKE DR, FERNANDINA BEACH													

TOTAL OB/XF 50,000													
BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
						2023	2023	04	100	50,000			

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					389,192				
TOTAL MARKET OB/XF VALUE					50,000				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					524,192				
SOH/AGL Deduction					0				
ASSESSED VALUE					524,192				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					472,781				
TOTAL JUST VALUE					524,192				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					556,379				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014538	SWIM POOL	80,696	09/23/2022
C2107062	CO ISSUED	361,626	02/08/2022
B2107062	NEW CONSTR	361,626	06/01/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2708/1795	4/30/2024	LE	U	I	11	100			
GRANTOR:PELLERIN JOHN GIFORD									
GRANTEE:PELLERIN GRACE MARG									
2540/0830	2/17/2022	SW	Q	I	01	445,300			
GRANTOR:SEDA CONSTRUCTION COM									
GRANTEE:PELLERIN JOHN REV T									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W25 FOP=[YR=2022] W20 S10 E20 N10\$ S10 W20 S60 FOP=[YR=2022] S3 E24 FGR=[YR=2022] S4 E21 N25 W25 S18 E4 S3\$ N3 W4 N4 W8 S4 W12\$ E12 N4 E8 N14 E25 N52\$.									