



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
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	2,529	100	2015	2,529	313,845
FGR	723	55	2015	398	49,391
FOP	66	30	2015	20	2,482
FSP	270	40	2015	108	13,403
FST	12	55	2015	7	868
TOTALS	3,600			3,062	379,990

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,062	93.9780	130.63	399,989	2015	2015	0	0	5.00	95.00
1 SNGL FAM			100% - 2019			Heated Area: 2529			HX Base Yr 2019		
The floor plan diagram illustrates a building layout with four distinct areas: BAS 2015 (a large central rectangular area), FSP 2015 (a rectangular area at the top left), FOP 2015 (a small rectangular area at the bottom left), and FGR 2015 (a rectangular area at the bottom right). The diagram includes various dimension lines indicating lengths and widths for different sections of the building. The overall layout is irregular, with several internal walls and openings. The areas are labeled in blue text within the plan.											
BLD DATE				LGL DATE				04/23/2025			
YE DATE				LAND DATE				MLU			

EXTRA FEATURES										32254 JUNIPER PARKE DR, FERNANDINA BEACH, FL 32110				AG DATE		04/18/2016		12:53:00	
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		
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500			
6	0911	SCRN RM A	0	100	0	0	1,147.00	SF	18.00	18.00	100	2016	2016	3	65	13,420			