

LOT 143
IN OR 2012/38
FLORA PARKE UNIT #6A PB 8/72

MCCLURE JOHN T III & TONYA A
32134 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0554-0143-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																		
Exterior Wall	16	WD FR STUC 100	0900	01	2,865	99.9126	138.88	397,891	2015	2015	0	0	0	5.00	95.00	VALUATION BY STANDARD																	
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2016														Heated Area: 2521																
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2016																
Interior Wall	05	DRYWALL 100																															
Interior Floo	11	CLAY TILE 70																															
Interior Floo	14	CARPET 30																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms	4	100																															
Bathrooms	3	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	2,521	100	2015	2,521	332,610																												
FGR	385	55	2015	212	27,971																												
FOP	76	30	2015	23	3,034																												
FOP	290	30	2015	87	11,479																												
FST	15	55	2015	8	1,055																												
UOP	70	20	2016	14	1,847																												
TOTALS			3,357		2,865	377,996																											
EXTRA FEATURES			32134 JUNIPER PARKE DR, FERNANDINA BEACH																														
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																	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360																		
4	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500																		
5	0911	SCRN RM A	0	100	0	870.00	SF	18.00	18.00	100	2016	2016	3	65	10,179																		
LAND DESCRIPTION																																	
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	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 01/01/2023 BY CD																																	
Total Acres: 0.00					Total Land Value: 85,000					Market: 0					Agricultural: 0					Common: 85,000					PRINTED 07/09/2026 BY SYS								