

LOT 145
IN OR 2049/1798
FLORA PARKE UNIT #6A PB 8/72

DICKINSON CHRISTOPHER & SUMER
32098 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0554-0145-0000



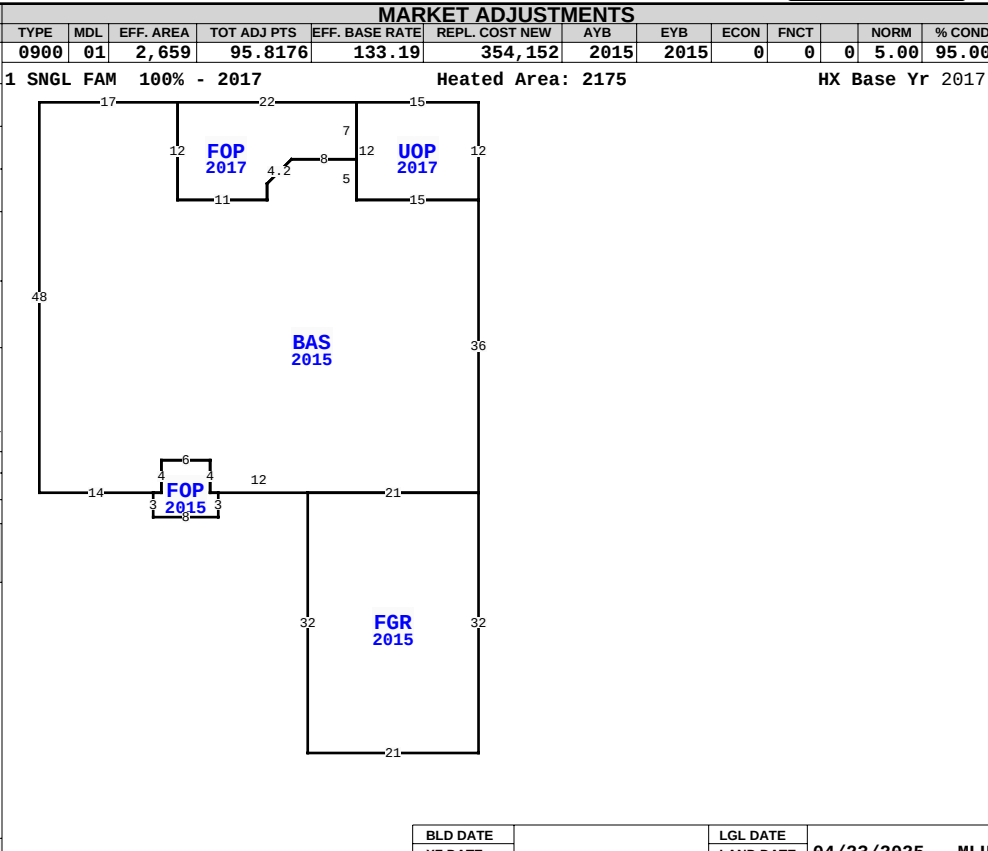
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,175	100	2015	2,175	275,204
FGR	672	55	2015	370	46,816
FOP	48	30	2015	14	1,772
FOP	214	30	2017	64	8,098
UOP	180	20	2017	36	4,555
TOTALS	3,289			2,659	336,444

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0911	SCRN RM A	0	100	0	1,100.00	SF	18.00	18.00	100	2017
3	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00	100	2017

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



32098 JUNIPER PARKE DR, FERNANDINA BEACH											
TOTAL OB/XF 61,360											

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1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						336,444					
TOTAL MARKET OB/XF VALUE						61,360					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						482,804					
SOH/AGL Deduction						159,677					
ASSESSED VALUE						323,127					
TOTAL EXEMPTION VALUE						51,411					
BASE TAXABLE VALUE						271,716					
TOTAL JUST VALUE						482,804					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						490,829					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703539	SWIM POOL	42,419	04/21/2017
B1429275	CO ISSUED	0	03/18/2015
B1429275	NEW CONSTR	275,827	09/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2049/1798	5/31/2016	WD	Q	I	01	280,000	
GRANTOR: GEDBAW JEFFREY A							
GRANTEE: DICKINSON CHRISTOPH							
1974/0084	4/01/2015	WD	Q	I	02	268,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: GEDBAW JEFFREY A							

BUILDING NOTES											
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BUILDING DIMENSIONS
UOP=[YR=2017] W15 FOP=[YR=2017] W22 BAS=[YR=2015] W17 S48
E14FOP=[YR=2015] S3 E8 N3 W1 N4 W6 S4 W1 \$ E1 N4 E6 S4 E12
FGR=[YR=2015] S32 E21 N32 W21 \$ E21 N36 W15 N5W8 D3 L3 S2
W11 N12\$ S12 E11 N2 U3 R3 E8 N7\$ S12 E15 N12\$.