LOT 151
FLORA PARKE UNIT #6A PB 8/72

KLESO DONNA LIVING TRUST/KLESO DONNA TRUSTEE
32026 JUNIPER PARKE DR
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0554-0151-0000

BUILDING CHARACTERISTICS

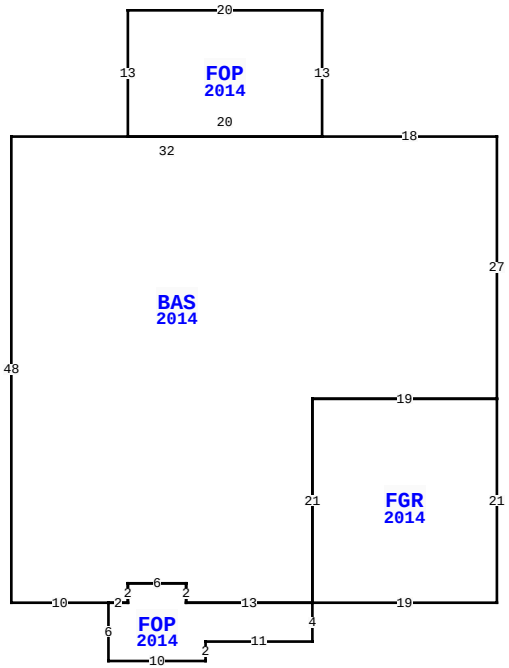
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,989	100	2014	1,989	263,840
FGR	399	55	2014	219	29,050
FOP	116	30	2014	35	4,643
FOP	260	30	2014	78	10,347
TOTALS	2,764			2,321	307,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,321	100.9890	140.37	325,799	2014	2014	0	0	0	5.50	94.50

1 SNGL FAM 100% - 2023 Heated Area: 1989 HX Base Yr 2023



32026 JUNIPER PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		307,880
TOTAL MARKET OB/XF VALUE		50,825
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		443,705
SOH/AGL Deduction		2,096
ASSESSED VALUE		441,609
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		390,198
TOTAL JUST VALUE		443,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809566	SWIM POOL	42,267	09/19/2018
B1428652	CO ISSUED	0	09/22/2014
B1428652	NEW CONSTR	245,052	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/0446	3/29/2022	WD	U	I	30	73,800
GRANTOR: CHALMERS CRAIG B						
GRANTEE: KLESO DONNA LIVING						
2178/0736	2/16/2018	WD	Q	I	01	273,000
GRANTOR: KELLER LINDA						
GRANTEE: CHALMERS CRAIG B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 FOP=[YR=2014] N13 W20 S13 E20 $ W32 S48 E10 FOP=[YR=2014] S6 E10 N2 E11 N4 FGR=[YR=2014] E19 N21 W19 S21 $ W13 N2 W6 S2 W2 $ E2 N2 E6 S2 E13 N21 E19 N27 $.

EXTRA FEATURES

LN	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
2	0860	POOL/SPA	0	100	28	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	95	3,325	

LAND DESCRIPTION

TOTAL OB/XF 50,825

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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