

LOT 22  
IN OR 2073/1544  
PRESERVE AT SUMMER BEACH #3

SAWYERS JAMES C III & CARMEN BAND  
95694 SAGO DRIVE  
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1675-0022-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 07 | CONC TILE 100  |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 50   |
| Interior Floo            | 12 | HARDWOOD 50    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 03      |
| NEIGHBORHOOD/LOC | 3021.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,652            | 100         | 2,652        | 519,479              |
| FGR       | 662              | 55          | 364          | 71,301               |
| FOP       | 80               | 30          | 24           | 4,702                |
| FOP       | 266              | 30          | 80           | 15,670               |
| FUS       | 992              | 100         | 992          | 194,314              |
| STR       | 52               | 10          | 5            | 980                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 4,704 |  | 4,117 | 806,445 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |   |          |    |          |                |
|----------------|------------|-------------|---------|---|---|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 2,447.00 | SF | 10.00    | 10.00          |
| 2              | 0600       | SUMMER KIT  | 0 100   | 0 | 0 | 1.00     | UT | 5,000.00 | 5,000.00       |
| 3              | 0504       | FP-ELECTRI  | 0 100   | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       |

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

REVIEW DATE 01/14/2021 BY KBA

| MARKET ADJUSTMENTS       |     |           |             |                |                |      |      |      |      |      |        |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0500                     | 11  | 4,117     | 141.7152    | 201.94         | 831,387        | 2016 | 2016 | 0    | 0    | 3.00 | 97.00  |
| 1 SFR CUST - 100% - 2017 |     |           |             |                |                |      |      |      |      |      |        |
| Heated Area: 3644        |     |           |             |                |                |      |      |      |      |      |        |
| HX Base Yr 2017          |     |           |             |                |                |      |      |      |      |      |        |

95694 SAGO DR, FERNANDINA BEACH

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 29,596      |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 8      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 8              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 806,445     |        |
| TOTAL MARKET OB/XF VALUE  |  | 29,596      |        |
| TOTAL LAND VALUE - MARKET |  | 300,000     |        |
| TOTAL MARKET VALUE        |  | 1,136,041   |        |
| SOH/AGL Deduction         |  | 388,368     |        |
| ASSESSED VALUE            |  | 747,673     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 697,673     |        |
| TOTAL JUST VALUE          |  | 1,136,041   |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 889,574     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1632064   | NEW CONSTR  | 447,895 | 04/12/2016 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2073/1544                      | 9/20/2016  | WD Q      | I   | 01  |        |
| GRANTOR: D S WARE HOMES LLC    |            |           |     |     |        |
| GRANTEE: SAWYERS JAMES CRAWF   |            |           |     |     |        |
| 2035/0490                      | 10/18/2015 | SW Q      | V   | 01  |        |
| GRANTOR: CELLARIUS CAPITAL INC |            |           |     |     |        |
| GRANTEE: D S WARE HOMES LLC    |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2016] W32 FOP=[YR=2016] W18 S17 E9 U9 R9 N8\$ S8 D9 L9 W9 S55 E1 R2 D3 E4 U3 R3 E1 FOP=[YR=2016] S4 E10 N4 FGR=[YR=2016] E29 N23 W16 S2 W14 S21 E1\$ W1 N5 W8 S5 W1\$ E1 N5 E8 N16 E14 N2 E16 N49\$ PTR= E15 FUS=[YR=2016] R10 U10 E18 S39 W12 S5 W13 N22 STR=[YR=2016] U4 L4 U3 R2 D3 R3 E8 S4 W9\$ E9 N4 W8 U3 L3 U2 R2 U3 L3 \$ W15\$. |  |  |  |  |  |  |  |  |  |

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