LOT 225
FLORA PARKE UNIT 7A PBK 8/128

ZITO MAYA TRUST/ZITO MAYA TRUSTEE
33125 SAWGRASS PARKE PLACE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0555-0225-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

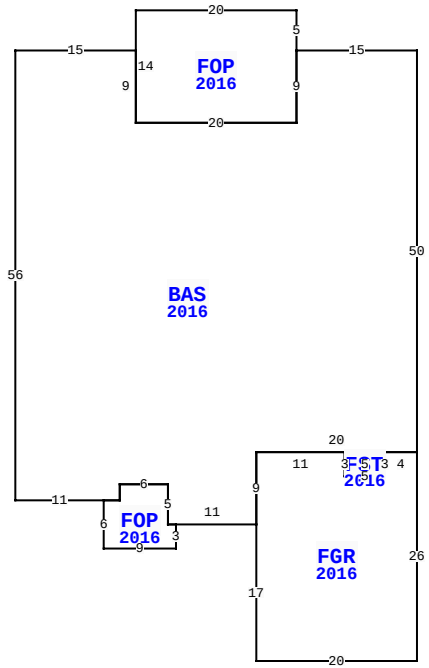
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,521	100	2,521	315,282
FGR	505	55	278	34,768
FOP	63	30	19	2,377
FOP	280	30	84	10,505
FST	15	55	8	1,000
TOTALS	3,384		2,910	363,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,910	108.5700	128.93	375,186	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2021 Heated Area: 2521 HX Base Yr 2021



33125 SAWGRASS PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,930
TOTAL MARKET OB/XF VALUE		33,367
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		462,297
SOH/AGL Deduction		121,333
ASSESSED VALUE		340,964
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		290,964
TOTAL JUST VALUE		462,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806052	SWIM POOL	36,392	07/01/2018
B1632121	NEW CONSTR	313,844	04/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2401/0880	10/19/2020	WD	Q	I	01	399,000
GRANTOR: SCHWIND HENRY G & BAR						
GRANTEE: ZITO MAYA TRUST						
2083/0294	11/07/2016	WD	Q	I	01	314,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SCHWIND HENRY GEORG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] N5 W20 S14 E20 N9$ S9 W20 N9 W15 S56 E11 FOP=[YR=2016] S6 E9 N3 W1 N5 W6 S2 W2$ E2 N2 E6 S5 E11 FGR=[YR=2016] S17 E20 N26 W4 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W11 S9$ N9 E20 N50$.

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
1	0811	CONCRETE B	0	100	0	0	531.00	SF	5.20	5.20	100	2016	2016	3	97	2,678	
2	0810	CONCRETE A	0	100	0	0	96.00	SF	6.50	6.50	100	2016	2016	3	97	605	
3	0861	POOL GUNIT	0	100	0	0	200.00	SF	85.00	85.00	100	2018	2018	3	90	15,300	
4	0911	SCRN RM A	0	100	0	0	300.00	SF	17.50	17.50	100	2018	2018	3	86	4,515	
5	0855	CONC PAVER	0	100	0	0	100.00	SF	10.00	10.00	100	2018	2018	3	98	980	
6	0855	CONC PAVER	0	100	0	0	507.00	SF	10.00	10.00	100	2018	2018	3	98	4,969	
7	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2018	2018	3	90	4,320	

LAND DESCRIPTION

TOTAL OB/XF 33,367

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/23/2019 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS