LOT 226
IN OR 2206/886
FLORA PARKE UNIT 7A PBK 8/128

ANSTINE DAVID H L/E/
33119 SAWGRASS PARKE PLACE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0555-0226-0000

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 100
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	03	Quality Level 03

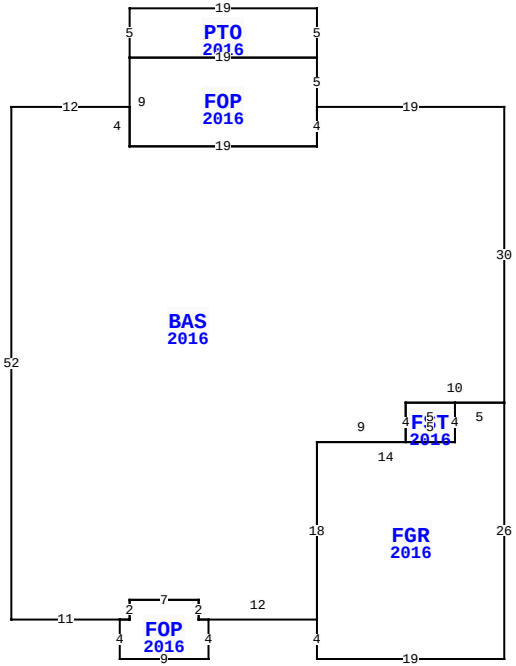
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2,128	282,377
FGR	438	55	241	31,980
FOP	50	30	15	1,990
FOP	171	30	51	6,768
FST	20	55	11	1,460
PTO	95	5	5	663
TOTALS	2,902		2,451	325,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,451	115.2000	136.80	335,297	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 2128 HX Base Yr 2018



33119 SAWGRASS PARKE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		325,238
TOTAL MARKET OB/XF VALUE		8,903
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		399,141
SOH/AGL Deduction		125,640
ASSESSED VALUE		273,501
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		223,501
TOTAL JUST VALUE		399,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2300479	ADDITION	7,778	01/12/2023
AP162884	CO ISSUED	0	01/19/2017
B1633073	NEW CONSTR	266,033	09/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2206/0886	6/26/2018	LE	U	I	11	100
GRANTOR: ANSTINE DAVID H						
GRANTEE: CAREY LAUREN M & MA						
2098/1199	1/31/2017	WD	Q	I	02	271,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ANSTINE DAVID H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 FOP=[YR=2016] N5 PTO=[YR=2016] N5 W19 S5 E19$ W19 S9 E19 N4$ S4 W19 N4 W12 S52 E11 FOP=[YR=2016] S4 E9 N4 W1 N2 W7 S2 W1$ E1 N2 E7 S2 E12 FGR=[YR=2016] S4 E19 N26 W5 FST=[YR=2016] W5 S4 E5 N4 $ S4 W14 S18$ N18 E9 N4 E10 N30$.

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	563.00	SF	5.20	5.20	100	2016	2016	3	97	2,840	
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2016	2016	3	97	378	
3	0462	ST/AL FNC	0	100	150	0	600.00	SF	10.00	10.00	100	2018	2018	3	90	5,400	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 8,903

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 07/06/2022 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS