



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,480	100	2,480	306,184
FGR	734	55	404	49,878
FOP	39	30	12	1,481
FSP	294	40	118	14,568
FST	18	55	10	1,235
TOTALS	3,565		3,024	373,348

L N	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	0810	CONCRETE A	0	100	0	0	921.00	SF	6.50	6.50	100	2016	2016	3	97	5,807	
2	0810	CONCRETE A	0	100	0	0	52.00	SF	6.50	6.50	100	2016	2016	3	97	328	

LAND DESCRIPTION			TOTAL OB/XF 6,135														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,024	107.1800	127.28	384,895	2016	2016	0	0	0	3.00	97.00	

1 SNGL FAM - 100% - 2022

Heated Area: 2480

HX Base Yr 2022

33107 SAWGRASS PARKE PL, FERNANDINA BEACH												SALES DATA			
												OFF RECORD Number			
												DATE			
												TYPE INST			
												Q / V I / RSN CD			
												SALE PRICE			
												2429/1772 1/29/2021 WD Q I 01 380,000			
												GRANTOR: MUCHERY GONZAGUE			
												GRANTEE: POSTEL ROY M & SUSANA			
												2091/0435 12/21/2016 WD Q I 01 328,500			
												GRANTOR: SEDA CONSTRUCTION COM			
												GRANTEE: MUCHERY GONZAGUE			
												BUILDING NOTES			
												BUILDING DIMENSIONS			
												BAS=[YR=2016] W24 FSP=[YR=2021] N4 W21 S14 E21 N10\$ S10 W21 S60 E12 FOP=[YR=2016] S1 E11 FGR=[YR=2016] S4 E22 N2 E10 N21 W14 FST=[YR=2016] W6 S3 E6 N3\$ S3 W6 N3 W14 S18 E2 S1\$ N1 W2 N4 W7 S4 W2\$ E2 N4 E7 N14 E24 N52\$.			