LOT 228
IN OR 2117/1764
FLORA PARKE UNIT 7A PBK 8/128

GREEN WILLIAM H JR & DEBRA K
33089 SAWGRASS PARKE PLACE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0555-0228-0000

BUILDING CHARACTERISTICS

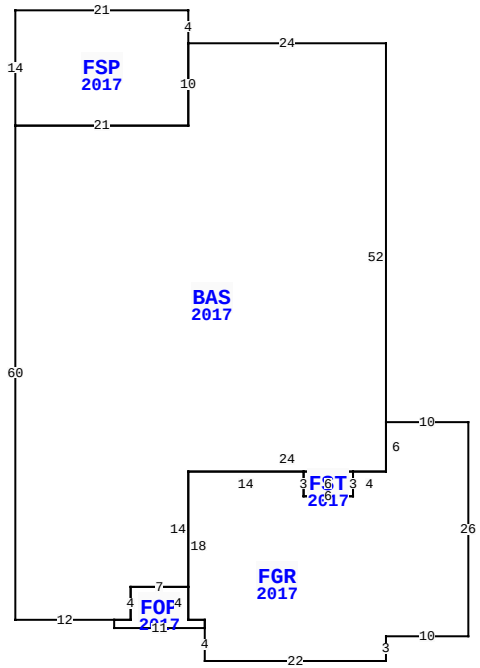
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	305,901
FGR	784	55	431	53,163
FOP	39	30	12	1,480
FSP	294	40	118	14,555
FST	18	55	10	1,233
TOTALS	3,615		3,051	376,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,051	106.5360	126.51	385,982	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 2480 HX Base Yr 2018



33089 SAWGRASS PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023 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		376,332
TOTAL MARKET OB/XF VALUE		8,967
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		450,299
SOH/AGL Deduction		262,018
ASSESSED VALUE		188,281
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,281
TOTAL JUST VALUE		450,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1733661	CO ISSUED	0	04/05/2017
B1733661	NEW CONSTR	323,550	01/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/1764	4/28/2017	WD	Q	I	01	351,200

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: GREEN WILLIAM H JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 FSP=[YR=2017] N4 W21 S14 E21 N10$ S10 W21 S60 E12 FOP=[YR=2017] S1 E11 FGR=[YR=2017] S4 E22 N3 E10 N26 W10 S6 W4 FST=[YR=2017] W6 S3 E6 N3$ S3 W6 N3 W14 S18 E2 S1$N1 W2 N4 W7 S4 W2$ E2 N4 E7 N14 E24 N52$.

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	1,094.00	SF	5.20	5.20	100	2017	2017	3	97	5,518	
2	0810	CONCRETE A	0	100	3	15	45.00	SF	6.50	6.50	100	2017	2017	3	97	284	
3	0462	ST/AL FNC	0	100	80	0	320.00	SF	10.00	10.00	100	2018	2018	3	90	2,880	
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 8,967

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