LOT 230
FLORA PARKE UNIT 7A PBK 8/128

WU EVELYNE
33071 SAWGRASS PARKE PL
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0555-0230-0000

BUILDING CHARACTERISTICS

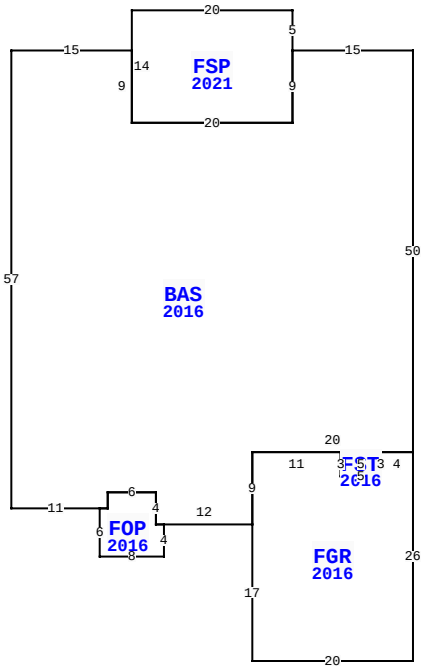
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,542	100	2,542	319,831
FGR	505	55	278	34,977
FOP	58	30	17	2,139
FSP	280	40	112	14,092
FST	15	55	8	1,007
TOTALS	3,400		2,957	372,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,957	109.2280	129.71	383,552	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2021 Heated Area: 2542 HX Base Yr 2021



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

33071 SAWGRASS PARKE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		372,045
TOTAL MARKET OB/XF VALUE		10,201
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		447,246
SOH/AGL Deduction		148,413
ASSESSED VALUE		298,833
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		243,833
TOTAL JUST VALUE		447,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631967	CO ISSUED	0	07/25/2016
B1631967	NEW CONSTR	315,985	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2419/0682	12/21/2020	WD	Q	I	01	365,000
GRANTOR: WHITE DENNIS R & CHRI						
GRANTEE: WU EVELYNE						
2340/0188	2/18/2020	WD	Q	I	01	352,500
GRANTOR: BELLAR DARRYL E & KAR						
GRANTEE: WHITE DENNIS R & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FSP=[YR=2021] N5 W20 S14 E20 N9$ S9 W20 N9 W15 S57 E11 FOP=[YR=2016] S6 E8 N4 W1 N4 W6 S2 W1$ E1 N2 E6 S4 E12 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	0855	CONC PAVER	0	100	0	0	524.00	SF	10.00	10.00	100	2016	2016	3	97	5,083	
2	0855	CONC PAVER	0	100	0	0	90.00	SF	10.00	10.00	100	2016	2016	3	97	873	
3	0462	ST/AL FNC	0	100	110	0	440.00	SF	10.00	10.00	100	2018	2018	3	90	3,960	
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 10,201

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