LOT 233
IN OR 2152/167
FLORA PARKE UNIT 7A PBK 8/128

WRIGHT MICHAEL L & MARY K
33053 SAWGRASS PARKE PL
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0555-0233-0000

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 50
Interior Floo	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

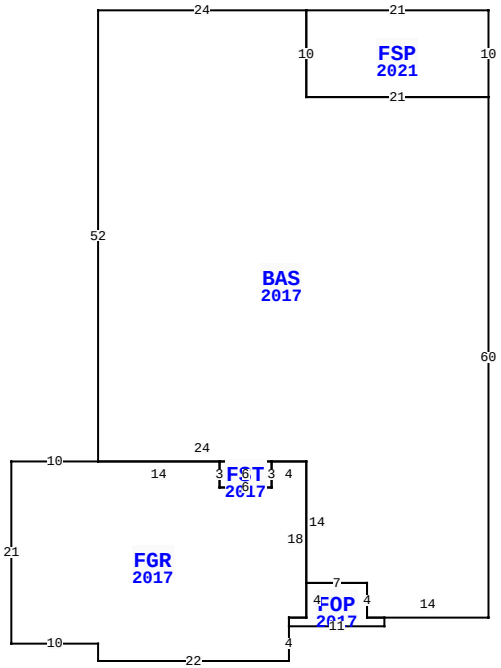
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2,480	309,045
FGR	734	55	404	50,344
FOP	39	30	12	1,496
FSP	210	40	84	10,468
FST	18	55	10	1,246
TOTALS	3,481		2,990	372,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,990	107.6300	127.81	382,152	2017	2017	0	0	0	2.50	97.50

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



33053 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		372,598
TOTAL MARKET OB/XF VALUE		18,616
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		456,214
SOH/AGL Deduction		143,955
ASSESSED VALUE		312,259
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		262,259
TOTAL JUST VALUE		456,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703794	CO ISSUED	0	08/30/2017
B1703794	NEW CONSTR	322,989	04/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2152/0167	9/20/2017	WD	Q	I	02	333,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: WRIGHT MICHAEL L &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W21 BAS=[YR=2017] W24 S52 FGR=[YR=2017] W10 S21 E10 S2 E22 N4 FOP=[YR=2017] E11 N1 W2 N4 W7 S4 W2 S1$ N1 E2 N18 W4 FST=[YR=2017] W6 S3 E6 N3$ S3 W6 N3 W14$ E24 S14 E7 S4 E14 N60 W21 N10$ S10 E21 N10$.

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	948.00	SF	5.20	5.20	100	2017	2017	3	97	4,782	
2	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50	6.50	100	2017	2017	3	97	284	
3	0462	ST/AL FNC	0	100	170	0	680.00	SF	10.00	10.00	100	2018	2018	3	90	6,120	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	
5	0855	CONC PAVER	0	100	0	0	700.00	SF	10.00	10.00	100	2018	2018	3	98	6,860	

LAND DESCRIPTION

TOTAL OB/XF 18,616

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