LOT 238
IN OR 2104/460
FLORA PARKE UNIT 7A PBK 8/128

SELDE PETER J & ERNESTINE
33029 SAWGRASS PARKE PL
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0555-0238-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

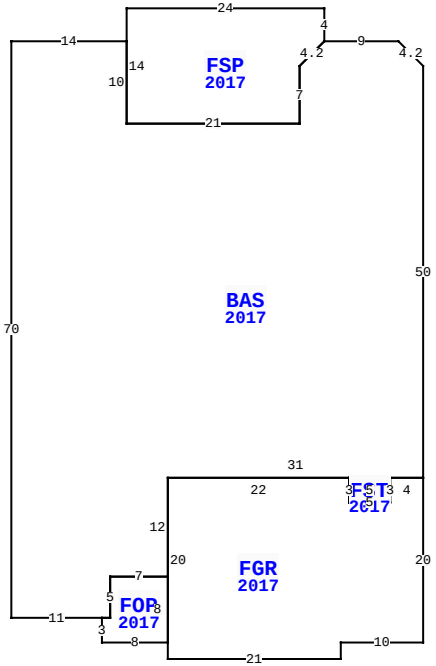
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,719	100	2,719	339,146
FGR	647	55	356	44,404
FOP	59	30	18	2,245
FSP	311	40	124	15,466
FST	15	55	8	997
TOTALS	3,751		3,225	402,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,225	107.7320	127.93	412,574	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 2719 HX Base Yr 2018



33029 SAWGRASS PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		402,260
TOTAL MARKET OB/XF VALUE		8,146
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		475,406
SOH/AGL Deduction		149,608
ASSESSED VALUE		325,798
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		275,798
TOTAL JUST VALUE		475,406
NCON VALUE		1,737
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633148	NEW CONSTR	341,510	09/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2104/0460	2/28/2017	WD	Q	I	01	339,300

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: SELDE PETER J & ERN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W9 FSP=[YR=2017] N4 W24 S14 E21 N7 U3 R3 $ D3 L3 S7 W21 N10 W14 S70 E11 FOP=[YR=2017] S3 E8 FGR=[YR=2017] S2 E21 N2 E10 N20 W4 FST=[YR=2017] W5 S3 E5 N3$ S3 W5 N3 W22 S20$ N8 W7 S5 W1$ E1 N5 E7 N12 E31 N50$.

EXTRA FEATURES

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	0855	CONC PAVER	0	100	0	0	917.00	SF	7.00	7.00	100	2017	2017	3	97	6,226	
2	0855	CONC PAVER	0	100	0	0	27.00	SF	7.00	7.00	100	2017	2017	3	97	183	
3	0476	VF 6 SBPL	0	100	0	0	46.00	LF	32.00	32.00	100	2020	2020	3	98	1,443	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 8,146

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS