

LOT 240
IN OR 2085/1404
FLORA PARKE UNIT 7A PBK 8/128

STEPHENS CHRISTOPHER LEE & KIMBERLY NICHOLE
33005 SAWGRASS PARKE PL
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0555-0240-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	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		

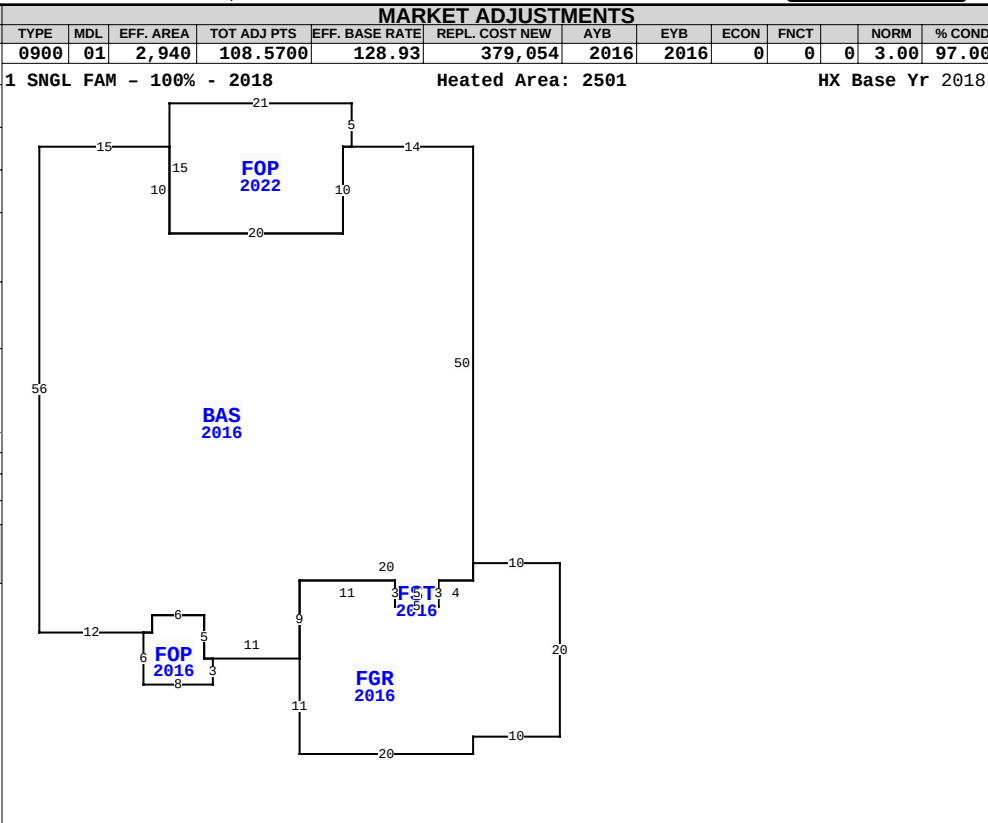
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,501	100	2,501	312,780
FGR	585	55	322	40,270
FOP	57	30	17	2,126
FOP	305	30	92	11,506
FST	15	55	8	1,000

TOTALS	3,463	2,940	367,682
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	832.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50
3	0476	VF 6 SBPL	0	100	0	0	246.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00
5	0861	POOL GUNIT	0	100	36	14	504.00	SF	85.00
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
7	0855	CONC PAVER	0	100	0	0	1,530.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 07/05/2022 BY KW



33005 SAWGRASS PARKE PL, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0811	CONCRETE B	0	100	0	0	832.00	SF	5.20	5.20	100	2016	2016	3	97	4,197	
2	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2016	2016	3	97	473	
3	0476	VF 6 SBPL	0	100	0	0	246.00	LF	32.00	32.00	100	2016	2016	3	92	7,242	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	
5	0861	POOL GUNIT	0	100	36	14	504.00	SF	85.00	85.00	100	2022	2022	3	100	42,840	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
7	0855	CONC PAVER	0	100	0	0	1,530.00	SF	10.00	10.00	100	2022	2022	3	100	15,300	

TOTAL OB/XF															72,604		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA						
	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00							

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		367,682	
TOTAL MARKET OB/XF VALUE		72,604	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		505,286	
SOH/AGL Deduction		138,077	
ASSESSED VALUE		367,209	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		317,209	
TOTAL JUST VALUE		505,286	
NCON VALUE		60,772	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		354,434	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003678	SWIM POOL	87,385	03/08/2022
B1632517	CO ISSUED	0	11/03/2016
B1632517	NEW CONSTR	316,143	06/14/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2085/1404	11/22/2016	WD	Q	I	01	315,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: STEPHENS CHRISTOPHE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W14 FOP=[YR=2022] N5 W21 S15 E20 N10 E1\$ W1 S10 W20 N10 W15 S56 E12 FOP=[YR=2016] S6 E8 N3 W1 N5 W6 S2 W1\$ E1 N2 E6 S5 E11 FGR=[YR=2016] S11 E20 N2 E10 N20 W10 S2 W4 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W11 S9\$ N9 E20 N50\$.									