



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	16	WD FR STUC 100	0900	01	3,621	105.7500	125.58	454,725	2016	2016	0	0	0	3.00	97.00	VALUATION BY STANDARD										
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2017													Heated Area: 3049										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017										
Interior Wall	05	DRYWALL 100																								
Interior Floor	11	CLAY TILE 50																								
Interior Floor	14	CARPET 50																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		4 100																								
Bathrooms		3.5 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.5	1.5 100																								
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	2,606	100	2,606	317,443																						
FGR	734	55	404	49,212																						
FOP	42	30	13	1,584																						
FOP	420	30	126	15,348																						
FST	18	55	10	1,218																						
FUS	443	100	443	53,963																						
PTO	15	5	1	122																						
PTO	200	5	10	1,218																						
STR	77	10	8	975																						
TOTALS			4,555	3,621	441,083																					
EXTRA FEATURES			33020 SAWGRASS PARKE PL, FERNANDINA BEACH																							
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	15	3	45.00	SF	6.50	6.50	100	2016	2016	3	97	284											
3	0911	SCRN RM A	0 100	0	0	1,410.00	SF	17.50	17.50	100	2016	2016	3	78	19,247											
4	0861	POOL GUNIT	0 100	0	0	488.00	SF	85.00	85.00	100	2016	2016	3	84	34,843											
5	0855	CONC PAVER	0 100	0	0	922.00	SF	10.00	10.00	100	2016	2016	3	97	8,943											
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	78	1,560											
TOTAL OB/XF 69,074																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																										