LOT 245
FLORA PARKE UNIT 7A PBK 8/128

CARLYLE KENT B & LANA J
33026 SAWGRASS PARKE PL
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0555-0245-0000

BUILDING CHARACTERISTICS

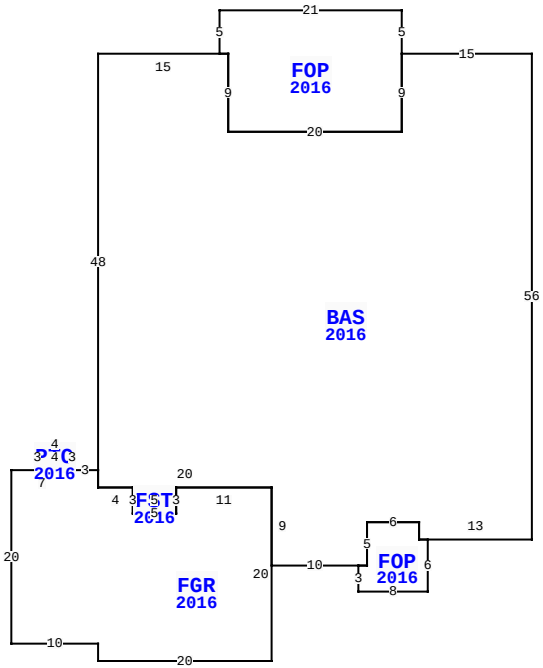
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,521	100	2,521	320,900
FGR	585	55	322	40,988
FOP	57	30	17	2,164
FOP	285	30	86	10,947
FST	15	55	8	1,018
PTO	12	5	1	127
TOTALS	3,475		2,955	376,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,955	110.4500	131.16	387,578	2016	2016	0	0	0	2.95	97.05

1 SNGL FAM – 100% - 2021 Heated Area: 2521 HX Base Yr 2021



33026 SAWGRASS PARKE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		376,144
TOTAL MARKET OB/XF VALUE		43,194
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		484,338
SOH/AGL Deduction		201,656
ASSESSED VALUE		282,682
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		227,682
TOTAL JUST VALUE		484,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632713	SWIM POOL	33,290	07/01/2016
B1631780	CO ISSUED	0	06/22/2016
B1631780	NEW CONSTR	317,415	02/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2418/0770	12/18/2020	WD	Q	I	01	409,000
GRANTOR: COOPER SANDRA						
GRANTEE: CARLYLE KENT B & LA						
2393/1544	9/17/2020	WD	Q	I	01	415,000
GRANTOR: SCHRAUDER NICHOLAS &						
GRANTEE: COOPER SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] N5 W21 S5 E1 S9 E20 N9$ S9 W20 N9 W15 S48 FGR=[YR=2016] W3 PTO=[YR=2016] N3 W4 S3 E4$ W7 S20 E10 S2 E20 N20 W11 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W4 N2$ S2 E20 S9 E10 FOP=[YR=2016] S3 E8 N6 W1 N2 W6 S5 W1$ E1 N5 E6 S2 E13 N56$.

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	811.00	SF	5.20	5.20	100	2016	2016	3	97	4,091	
2	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	2016	2016	3	97	511	
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2016	2016	3	84	23,990	
4	0855	CONC PAVER	0	100	0	0	714.00	SF	10.00	10.00	100	2016	2016	3	97	6,926	
5	0476	VF 6 SBPL	0	100	0	0	242.00	LF	32.00	32.00	100	2016	2016	3	92	7,124	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 43,194

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	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