LOT 253
IN OR 2087/1
FLORA PARKE UNIT 7A PBK 8/128

DO QUOC DUY/VO ANH KIEU
10832 FREMONT DR
PARKER, CO 80134

2023

26-2N-28-0555-0253-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

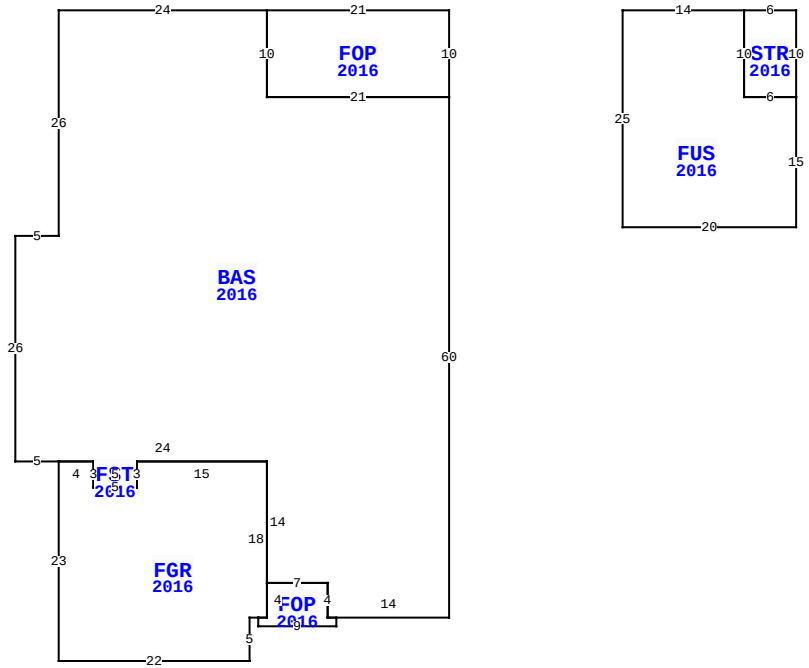
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,610	100	2,610	313,931
FGR	527	55	290	34,881
FOP	37	30	11	1,323
FOP	210	30	63	7,578
FST	15	55	8	962
FUS	440	100	440	52,923
STR	60	10	6	722
TOTALS	3,899		3,428	412,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,428	104.4200	124.00	425,072	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 0% - 2023 Heated Area: 3050 HX Base Yr



33074 SAWGRASS PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	412,320
TOTAL MARKET OB/XF VALUE	9,468
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	486,788
SOH/AGL Deduction	0
ASSESSED VALUE	486,788
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	486,788
TOTAL JUST VALUE	486,788
NCON VALUE	421,787
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	383,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632586	CO ISSUED	0	11/23/2016
B1632586	NEW CONSTR	373,493	06/30/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2087/0001	11/30/2016	WD	Q	I	01	330,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: DO QUOC DUY & ANH K

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W21 BAS=[YR=2016] W24 S26 W5 S26 E5 FGR=[YR=2016] S23 E22 N5 E1 FOP=[YR=2016] S1 E9 N1 W1 N4 W7 S4 W1$ E1 N18 W15 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W4$ E24 S14 E7 S4 E14 N60 W21 N10$ S10 E21 N10$ PTR=E20 FUS=[YR=2016] E14 STR=[YR=2016] E6 S10 W6 N10$ S10 E6 S15 W20 N25$ W20$.

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	0	0	0	536.00	SF	5.20	5.20	100	2016	2016	3	97	2,704	
2	0810	CONCRETE A	0	0	0	0	45.00	SF	6.50	6.50	100	2016	2016	3	97	284	
3	0855	CONC PAVER	0	0	36	18	648.00	SF	10.00	10.00	100	2021	2021	3	100	6,480	

LAND DESCRIPTION

TOTAL OB/XF 9,468

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	0			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