



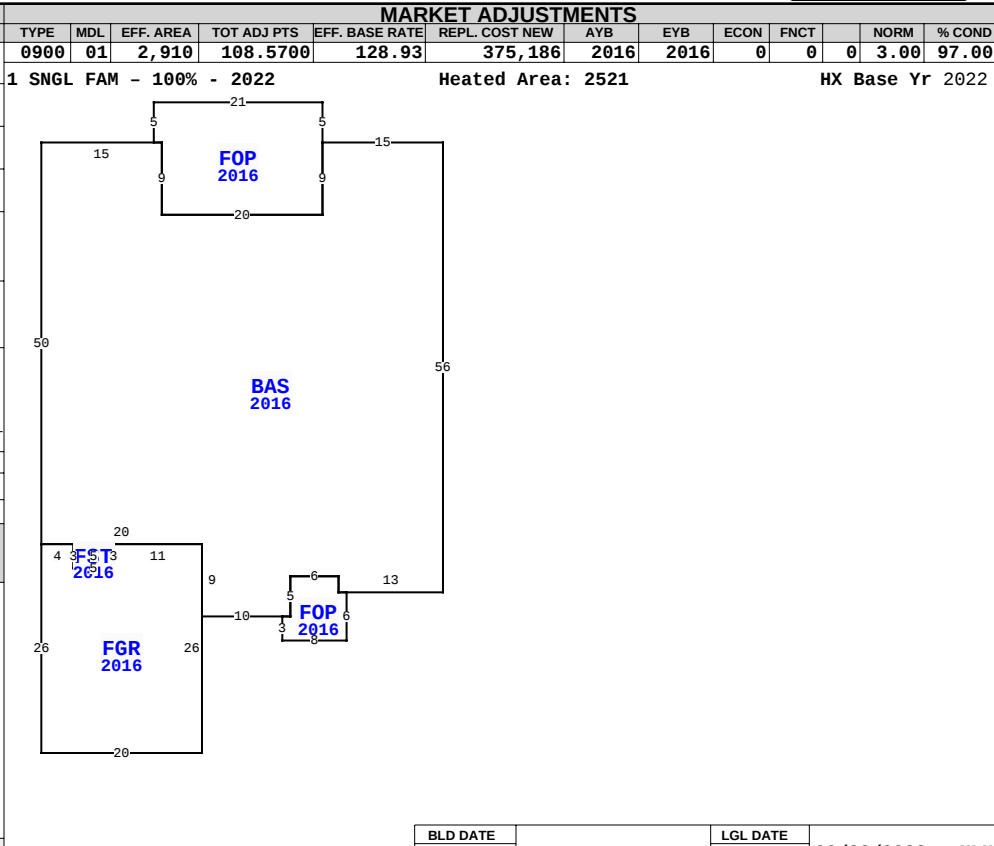
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	315,282
FGR	505	55	278	34,768
FOP	57	30	17	2,126
FOP	285	30	86	10,755
FST	15	55	8	1,000
TOTALS	3,383		2,910	363,930

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	526.00	SF	5.20	5.20	100	2016	2016	3	97	2,653	
2	0810	CONCRETE A	0	100	0	0	96.00	SF	6.50	6.50	100	2016	2016	3	97	605	

LAND DESCRIPTION			TOTAL OB/XF 3,258														
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
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000



33080 SAWGRASS PARKE PL, FERNANDINA BEACH	BLD DATE		LGL DATE	06/22/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		363,930			
TOTAL MARKET OB/XF VALUE		3,258			
TOTAL LAND VALUE - MARKET		65,000			
TOTAL MARKET VALUE		432,188			
SOH/AGL Deduction		234,766			
ASSESSED VALUE		197,422			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		147,422			
TOTAL JUST VALUE		432,188			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		347,018			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632185	NEW CONSTR	311,528	04/27/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/0493	10/20/2021	WD	Q	I	01	455,000
GRANTOR: SCHOLES ALEXANDER J &						
GRANTEE: NEWTON JULI & TODD						
2139/0970	8/07/2017	WD	Q	I	01	313,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SCHOLES ALEX J & ME						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2016] W15 FOP=[YR=2016] N5 W21 S5 E1 S9 E20 N9\$ S9 W20 N9 W15 S50 FGR=[YR=2016] S26 E20 N26 W11 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E20 S9 E10 FOP=[YR=2016] S3 E8 N6 W1 N2 W6 S5 W1\$ E1 N5 E6 S2 E13 N56\$.	