



BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	16	WD FR STUC 100	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMNT 70	
Interior Floor	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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	SUBAREA MARKET VALUE
BAS	2,023	100	251,783
FGR	456	55	31,239
FOP	56	30	2,116
FOP	165	30	6,223
FST	15	55	996
FUS	367	100	45,677
TOTALS	3,082		338,033

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,716	106.9440	127.00	344,932	2018	2018	0	0	2.00	98.00
1 SNGL FAM - 100% - 2021 Heated Area: 2390 HX Base Yr 2021											
BLD DATE						LGL DATE					
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		338,033	
TOTAL MARKET OB/XF VALUE		46,452	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		449,485	
SOH/AGL Deduction		164,284	
ASSESSED VALUE		285,201	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		235,201	
TOTAL JUST VALUE		449,485	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		359,048	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0194349	SWIM POOL	35,000	07/01/2019
B1710762	CO ISSUED	0	05/03/2018
B1710762	NEW CONSTR	303,909	12/05/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2335/0543	1/21/2020	WD	U	I	11	100
GRANTOR: CAMP RICHARD E						
GRANTEE: CAMP RICHARD EVERET						
2329/1717	1/06/2020	WD	U	I	11	100
GRANTOR: CAMP RICHARD E						
GRANTEE: CAMP RICHARD EVERET						

EXTRA FEATURES							33086 SAWGRASS PARKE PL, FERNANDINA BEACH, FL 32035							AG DATE			
L N	OB/CF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	558.00	SF	5.20	5.20	100	2018	2018	3	98	2,844	
2	0810	CONCRETE A	0	100	0	0	66.00	SF	6.50	6.50	100	2018	2018	3	98	420	
3	0861	POOL GUNIT	0	100	0	0	428.00	SF	85.00	85.00	100	2019	2019	3	93	33,833	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2019	2019	3	90	900	
5	0855	CONC PAVER	0	100	0	0	488.00	SF	10.00	10.00	100	2019	2019	3	99	4,831	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800	
7	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2019	2019	3	96	1,536	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

LAND DESCRIPTION										TOTAL OB/XF														46,452									
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	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																