LOT 256
FLORA PARKE UNIT 7A PBK 8/128

GILLESPIE LUCILLE ANNETTE &/BROOKS CHRISTINE
33092 SAWGRASS PARKE PLACE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0555-0256-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

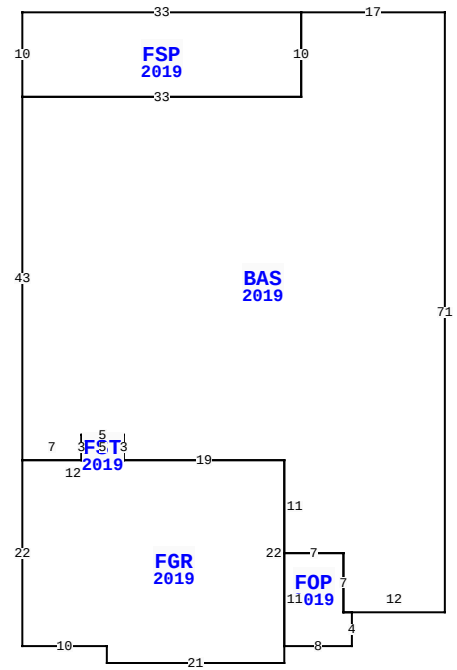
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,598	100	2,598	332,136
FGR	724	55	398	50,881
FOP	81	30	24	3,068
FSP	330	40	132	16,875
FST	15	55	8	1,022
TOTALS	3,748		3,160	403,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,160	109.2960	129.79	410,136	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2023 Heated Area: 2598 HX Base Yr 2023



33092 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		403,984
TOTAL MARKET OB/XF VALUE		4,583
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		473,567
SOH/AGL Deduction		0
ASSESSED VALUE		473,567
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		423,567
TOTAL JUST VALUE		473,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807972	CO ISSUED	0	03/15/2019
B1807972	NEW CONSTR	356,666	08/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2569/1198	6/10/2022	WD	Q	I	01	550,000
GRANTOR: GOODWIN RICHARD C & S						
GRANTEE: GILLESPIE LUCILLE A						
2274/1309	5/15/2019	WD	Q	I	01	336,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GOODWIN RICHARD C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FSP=[YR=2019] W33 S10 E33 N10$ S10 W33 S43 FGR=[YR=2019] S22 E10 S2 E21 N2 FOP=[YR=2019] E8 N4 W1 N7 W7 S11$ N22 W19 FST=[YR=2019] N3 W5 S3 E5$ W12$ E7 N3 E5 S3 E19 S11 E7 S7 E12 N71 $.

EXTRA FEATURES

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	849.00	SF	5.20	5.20	100	2019	2019	3	99	4,371	
2	0810	CONCRETE A	0	100	0	0	33.00	SF	6.50	6.50	100	2019	2019	3	99	212	

LAND DESCRIPTION

TOTAL OB/XF 4,583

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/04/2019 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS