LOT 258
FLORA PARKE UNIT 7A PBK 8/128

**MCKINNEY LORA M & MARTIN L**
33104 SAWGRASS PARKE PL
FERNANDINA BEACH, FL 32034

**2023**

**26-2N-28-0555-0258-0000**

## BUILDING CHARACTERISTICS

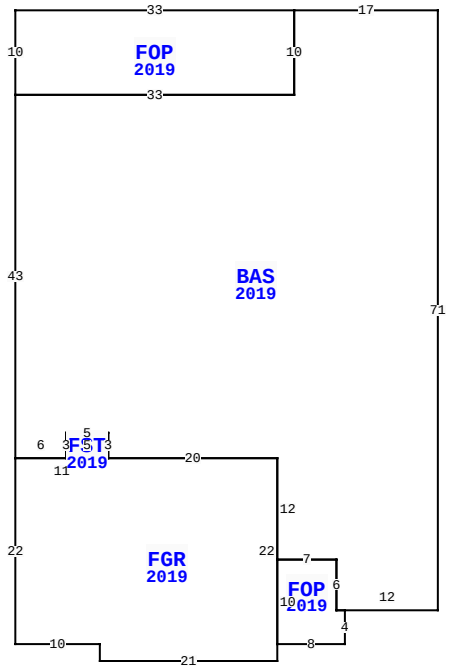
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 2,605 | 100 | 2,605 | 327,412 |
| FGR | 724 | 55 | 398 | 50,023 |
| FOP | 74 | 30 | 22 | 2,765 |
| FOP | 330 | 30 | 99 | 12,443 |
| FST | 15 | 55 | 8 | 1,006 |
| TOTALS | 3,748 | | 3,132 | 393,648 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,132 | 107.4560 | 127.60 | 399,643 | 2019 | 2019 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM – 100% - 2020 Heated Area: 2605 HX Base Yr




33104 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 | | 393,648 |
| TOTAL MARKET OB/XF VALUE | | 11,637 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 470,285 |
| SOH/AGL Deduction | | 151,369 |
| ASSESSED VALUE | | 318,916 |
| TOTAL EXEMPTION VALUE | 13 | 318,916 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 470,285 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 370,779 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C191028 | CO ISSUED | 0 | 07/19/2019 |
| B191028 | NEW CONSTR | 361,789 | 02/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2302/1745 | 9/06/2019 | WD | Q | I | 02 | 337,900 |

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MCKINNEY LORA M & M

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] W33 S10 E33 N10$ S10 W33 S43 FGR=[YR=2019] S22 E10 S2E21 N2 FOP=[YR=2019] E8 N4 W1 N6 W7 S10$ N22 W20 FST=[YR=2019] N3 W5 S3 E5$ W11$ E6 N3 E5 S3 E20 S12 E7 S6 E12 N71 $.

## 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 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2020 | 2020 | 3 | 98 | 294 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 315 | 0 | 225.00 | LF | 32.00 | 32.00 | 100 | 2020 | 2020 | 3 | 98 | 7,056 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 27.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 99 | 174 | |
| 4 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 799.00 | SF | 5.20 | 5.20 | 100 | 2019 | 2019 | 3 | 99 | 4,113 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,637

| 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 08/08/2019 BY KWMB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS