



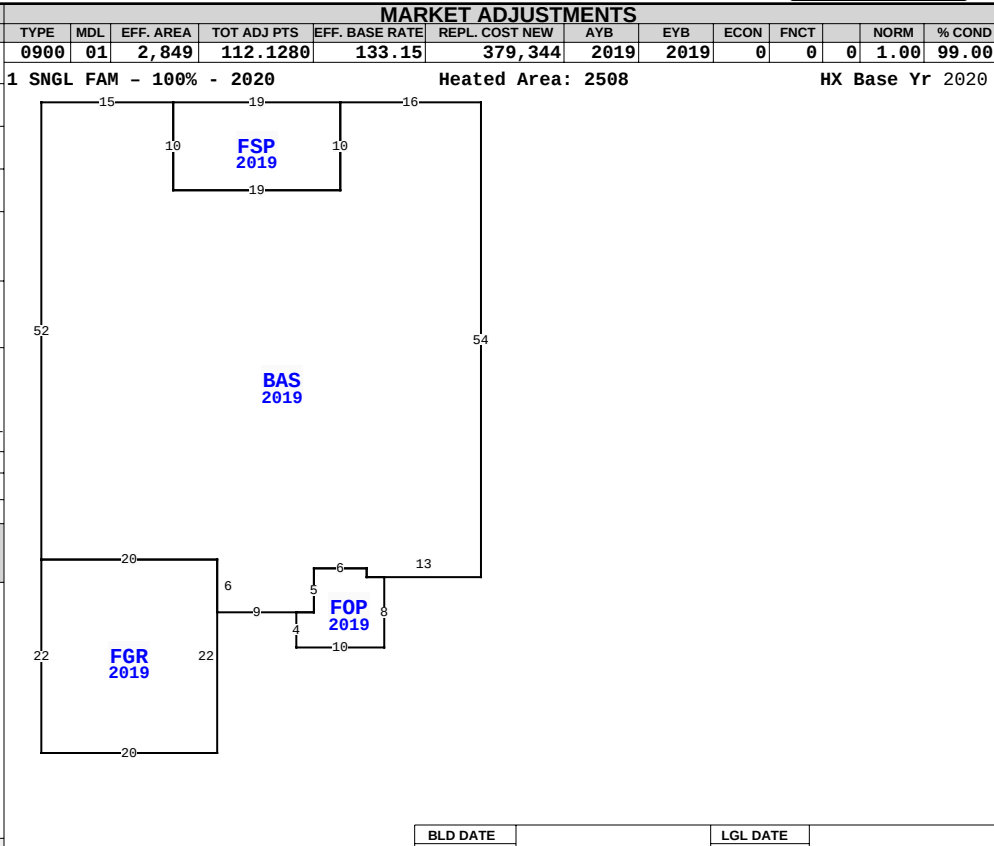
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,508	100	2,508	330,601
FGR	440	55	242	31,900
FOP	78	30	23	3,031
FSP	190	40	76	10,018
TOTALS	3,216		2,849	375,551

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	536.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



TOTAL OB/XF											
33110	SAWGRASS PARKE PL, FERNANDINA BEACH										

TOTAL OB/XF											
33110	SAWGRASS PARKE PL, FERNANDINA BEACH										

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										375,551	
TOTAL MARKET OB/XF VALUE										3,319	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										443,870	
SOH/AGL Deduction										153,500	
ASSESSED VALUE										290,370	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										240,370	
TOTAL JUST VALUE										443,870	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										352,633	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901188	CO ISSUED	0	10/04/2019
B1901188	NEW CONSTR	334,024	03/01/2019

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
2315/1262	10/29/2019	WD	Q	I	01	318,900					

GRANTOR: SEDA CONSTRUCTION COM											
GRANTEE: COLUCCI ANTHONY J J											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2019] W16 FSP=[YR=2019] W19 S10 E19 N10\$ S10 W19 N10 W15 S52 FGR=[YR=2019] S22 E20 N22 W20\$ E20 S6 E9 FOP=[YR=2019] S4 E10 N8 W2 N1 W6 S5 W2\$ E2 N5 E6 S1 E13 N54\$.											