LOT 260
FLORA PARKE UNIT 7A PBK 8/128

SWAM NORMA R
33116 SAWGRASS PARKE PL
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0555-0260-0000

BUILDING CHARACTERISTICS

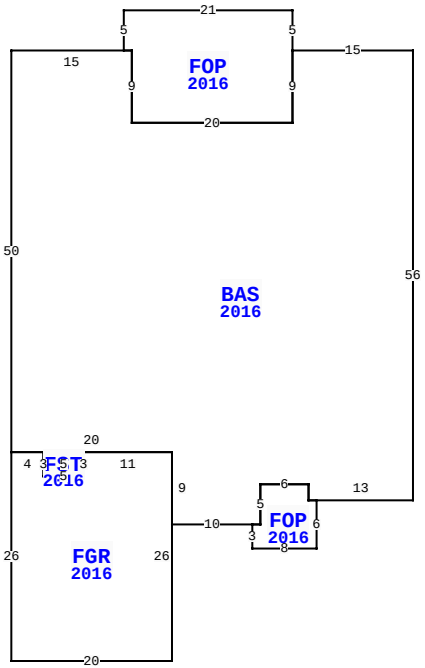
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,910	108.5700	128.93	375,186	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2023 Heated Area: 2521 HX Base Yr 2023



33116 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		363,930
TOTAL MARKET OB/XF VALUE		3,435
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		432,365
SOH/AGL Deduction		0
ASSESSED VALUE		432,365
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		382,365
TOTAL JUST VALUE		432,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632303	CO ISSUED	0	10/28/2016
B1632303	NEW CONSTR	313,844	05/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/0116	11/10/2022	WD	Q	I	02	449,000
GRANTOR: SWARTZ MATTHEW L						
GRANTEE: SWAM NORMA R						
2602/0113	10/11/2021	QC	U	I	11	100
GRANTOR: SWARTZ MATTHEW L & KA						
GRANTEE: SWARTZ MATTHEW L						

BUILDING NOTES

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$.

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	0811	CONCRETE B	0	100	0	0	561.00	SF	5.20	5.20	100	2016	2016	3	97	2,830	
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 3,435

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 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS