LOT 262
FLORA PARKE UNIT 7A PBK 8/128

LEMIEUX PAUL D &/CHITWOOD PATRICIA A
33128 SAWGRASS PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0555-0262-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

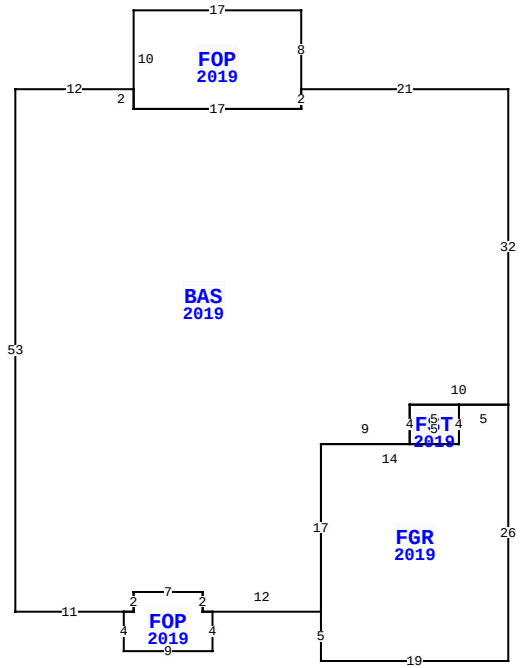
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,239	100	2,239	301,701
FGR	438	55	241	32,474
FOP	50	30	15	2,021
FOP	170	30	51	6,872
FST	20	55	11	1,482
TOTALS	2,917		2,557	344,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,557	115.2000	136.80	349,798	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 2239 HX Base Yr 2020



33128 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		344,551
TOTAL MARKET OB/XF VALUE		3,206
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		412,757
SOH/AGL Deduction		169,921
ASSESSED VALUE		242,836
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		192,836
TOTAL JUST VALUE		412,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812570	CO ISSUED	0	05/13/2019
B1812570	NEW CONSTR	298,342	12/31/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2276/0992	5/22/2019	WD	Q	I	01	290,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: LEMIEUX PAUL D & PA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 FOP=[YR=2019] N8 W17 S10 E17 N2$ S2 W17 N2 W12 S53 E11 FOP=[YR=2019] S4 E9 N4 W1 N2 W7 S2 W1$ E1 N2 E7 S2 E12 FGR=[YR=2019] S5 E19 N26 W5 FST=[YR=2019] W5 S4 E5 N4$ S4 W14 S17$ N17 E9 N4 E10 N32$.

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	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2019	2019	3	99	405	
2	0811	CONCRETE B	0	100	0	0	544.00	SF	5.20	5.20	100	2019	2019	3	99	2,801	

LAND DESCRIPTION

TOTAL OB/XF 3,206

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