

LOT 263
IN OR 2129/846
FLORA PARKE UNIT 7A PBK 8/128

GALLAGHER JAMES B & CRYSTAL M
33134 SAWGRASS PARKE PL
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0555-0263-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	

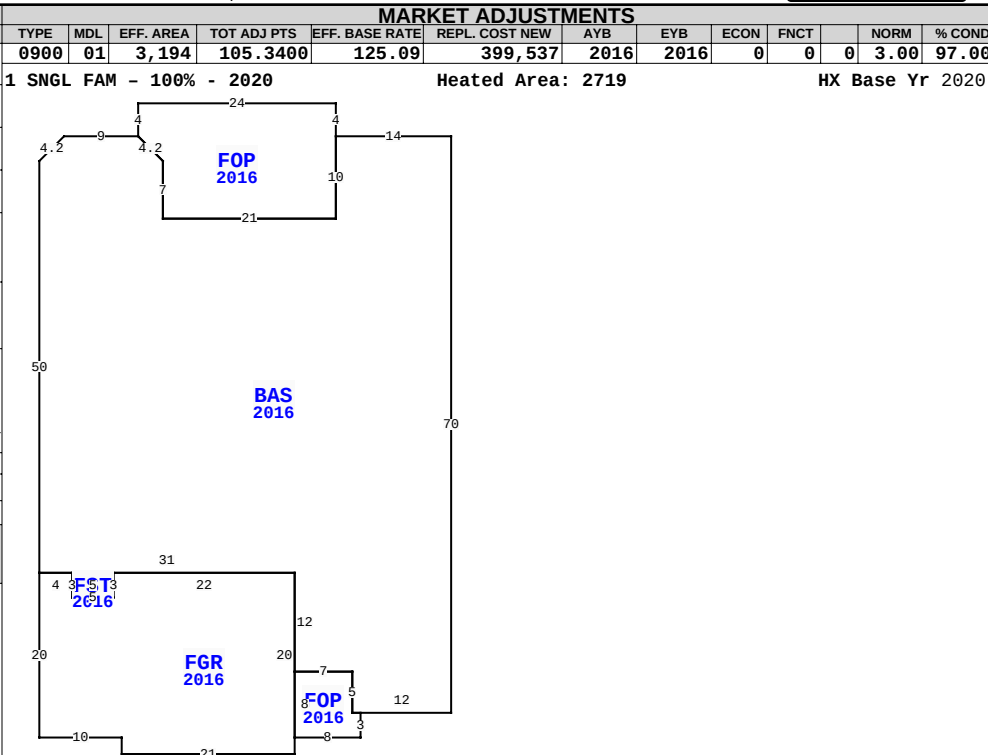
NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,719	100	2,719	329,916
FGR	647	55	356	43,196
FOP	59	30	18	2,184
FOP	311	30	93	11,284
FST	15	55	8	971

TOTALS	3,751		3,194	387,551
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	790.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	29.00	SF	6.50	6.50	
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	588.00	SF	10.00	10.00	

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	



33134 SAWGRASS PARKE PL, FERNANDINA BEACH, FL 32034	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

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	790.00	SF	5.20	5.20	100	2016	2016	3	97	3,985	
2	0810	CONCRETE A	0	100	0	0	29.00	SF	6.50	6.50	100	2016	2016	3	97	183	
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2018	2018	3	90	25,704	
4	0855	CONC PAVER	0	100	0	0	588.00	SF	10.00	10.00	100	2018	2018	3	98	5,762	

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	

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		387,551
TOTAL MARKET OB/XF VALUE		35,634
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		488,185
SOH/AGL Deduction		146,923
ASSESSED VALUE		341,262
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		291,262
TOTAL JUST VALUE		488,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708643	SWIM POOL	38,733	09/29/2017
B1632401	CO ISSUED	0	10/28/2016
B1632401	NEW CONSTR	341,510	05/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2129/0846	6/23/2017	WD Q	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: GALLAGHER JAMES B &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2016] W14 FOP=[YR=2016] N4 W24 S4 D3 R3 S7 E21 N10\$ S10 W21 N7 U3 L3 W9 D3 L3 S50 FGR=[YR=2016] S20 E10 S2 E21 N2 FOP=[YR=2016] E8 N3 W1 N5 W7 S8\$ N20 W22 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E31 S12 E7 S5 E12 N70\$.					