

LOT 265
IN OR 2186/1588
FLORA PARKE UNIT 7A PBK 8/128

GREENE JODY A
33146 SAWGRASS PARKE PL
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0555-0265-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
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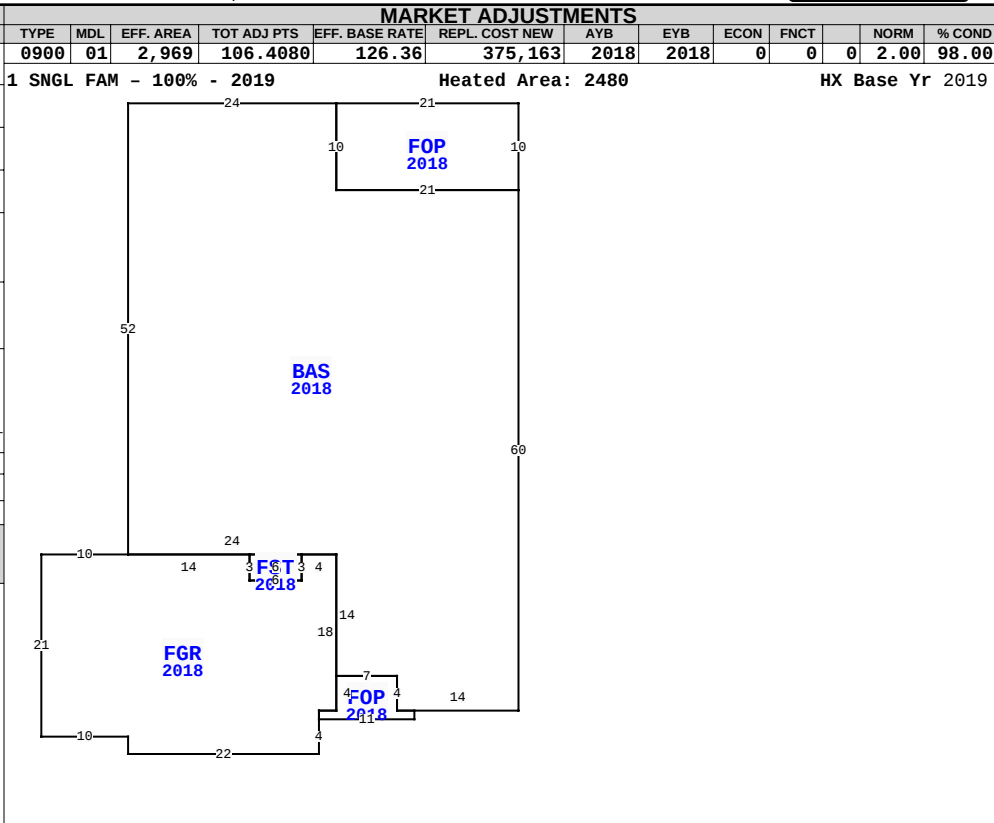
NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2,480	307,106
FGR	734	55	404	50,028
FOP	39	30	12	1,486
FOP	210	30	63	7,802
FST	18	55	10	1,239

TOTALS	3,481		2,969	367,660
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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	1,036.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50	

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	



33146 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	1,036.00	SF	5.20	5.20	100	2018	2018	3	98	5,279	
2	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50	100	2018	2018	3	98	268	

TOTAL OB/XF												5,547					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY												PAGE 1 of 1					
VALUATION SUMMARY												STANDARD					
VALUATION BY												Tax Group: 4					
BUILDING MARKET VALUE												Tax Dist:					
TOTAL MARKET OB/XF VALUE												367,660					
TOTAL LAND VALUE - MARKET												65,000					
TOTAL MARKET VALUE												438,207					
SOH/AGL Deduction												142,084					
ASSESSED VALUE												296,123					
TOTAL EXEMPTION VALUE												HX HB 50,000					
BASE TAXABLE VALUE												246,123					
TOTAL JUST VALUE												438,207					
NCON VALUE												0					
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE												347,746					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709493	CO ISSUED	0	03/19/2018
B1709493	NEW CONSTR	329,466	10/26/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2186/1588	3/29/2018	WD	Q	I	01	307,100	

GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: GREENE JODY A							

BUILDING DIMENSIONS							
FOP=[YR=2018] W21 BAS=[YR=2018] W24 S52 FGR=[YR=2018] W10 S21 E10 S2 E22 N4 FOP=[YR=2018] E11 N1 W2 N4 W7 S4 W2 S1\$ N1 E2 N18 W4 FST=[YR=2018] W6 S3 E6 N3\$ S3 W6 N3 W14\$ E24 S14 E7 S4 E14 N60 W21 N10\$ S10 E21 N10\$.							