IN OR 1721/1848
ESMT OR 1721/1173

LINTON DRUE B &/FERGUSON MARY FRANCES
95033 SAWGRASS COVE TRAIL
FERNANDINA BEACH, FL 32034

2023

46-3N-28-0000-0007-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

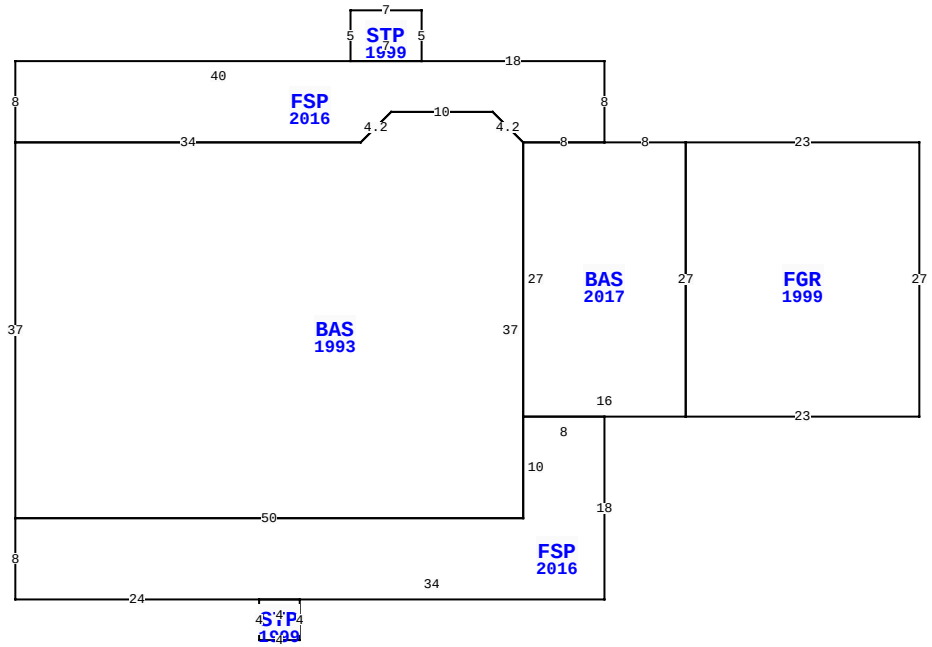
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,889	100	1,889	164,692
BAS	432	100	432	37,664
FGR	621	55	342	29,817
FSP	425	40	170	14,821
FSP	544	40	218	19,006
STP	16	10	2	174
STP	35	10	4	349
TOTALS	3,962		3,057	266,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,057	113.6476	102.57	313,556	1999	2002	0	0	0	15.00	85.00

1 SINGLE FAM – 0% - 0 Heated Area: 2321 HX Base Yr



95033 SAWGRASS COVE TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	266,523
TOTAL MARKET OB/XF VALUE	47,992
TOTAL LAND VALUE - MARKET	266,000
TOTAL MARKET VALUE	580,515
SOH/AGL Deduction	119,779
ASSESSED VALUE	460,736
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	460,736
TOTAL JUST VALUE	580,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	538,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632795	REMODEL	28,454	08/01/2016
B0108932	CARPORT	7,800	11/01/2001
9905922	NEW CONSTR	131,800	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1721/1848	1/27/2011	PR	U	I	19	320,000
GRANTOR: DAVIDSON ANGELA C P/R						
GRANTEE: LINTON DRUE B & MAR						
0949/0511	9/14/2000	WD	U	I	01	100
GRANTOR: DOUGLAS PATRICIA A TA						
GRANTEE: DOUGLAS VERNON D &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1999] W23 BAS=[YR=2017] W8 FSP=[YR=2016] N8 W18 STP=[YR=1999] N5 W7 S5 E7 $ W40 S8 BAS=[YR=1993] S37 FSP=[YR=2016] S8 E24 STP=[YR=1999] S4 E4 N4 W4 $ E34 N18 W8 S10 W50$ E50 N37 U3 L3 W10 D3 L3 W34$ E34 U3 R3 E10 D3 R3 E8$ W8 S27 E16 N27$ S27 E23 N27$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	0	0	0	3,434.00	SF	6.50	6.50	100	1999	1999	3	79	17,634	
3	0810	CONCRETE A	0	0	0	0	2,230.00	SF	6.50	6.50	100	2000	2000	3	80	11,596	
4	0825	BRICK	0	0	0	0	85.00	SF	12.50	12.50	100	1999	1999	3	94	999	
5	0300	BOAT DCK W	0	0	0	0	788.00	SF	40.00	40.00	100	2002	2002	3	32	10,086	
6	0303	FLT DOCK W	0	0	16	8	128.00	SF	26.00	26.00	100	1999	1999	3	28	932	
7	0311	WD GANG WY	0	0	0	0	16.00	SF	45.00	45.00	100	1999	1999	3	20	144	
8	0940	SHEDS/PORT	0	0	12	9	108.00	SF	30.00	30.00	100	2001	2001	3	20	648	
9	0351	CARPORT MT	0	0	26	20	520.00	SF	15.00	15.00	100	2001	2001	3	20	1,560	
10	0317	DCK PLNG W	0	0	0	0	2.00	UT	500.00	500.00	100	1999	1999	3	20	200	

TOTAL OB/XF 46,739

LAND DESCRIPTION

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	000130	C	SFR WATER	0	0005	RS-1	0.00	0.00	1.75	AC		1.00	1.00	0.95	160,000.00	152,000.00	266,000							

REVIEW DATE 05/18/2018 BY KW Total Acres: 1.75 Total Land Value: 266,000 Market: 0 Agricultural: 0 Common: 266,000 PRINTED 08/02/2023 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0752	USP	0	0	12	8	96.00	SF	15.00	15.00	100	2017	2017	3	87	1,253	

LAND DESCRIPTION

TOTAL OB/XF 1,253

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

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