LOT 227
FLORA PARKE UNIT 7A PBK 8/128

POSTEL ROY M & SUSANA M
33107 SAWGRASS PARKE PLACE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0555-0227-0000

BUILDING CHARACTERISTICS

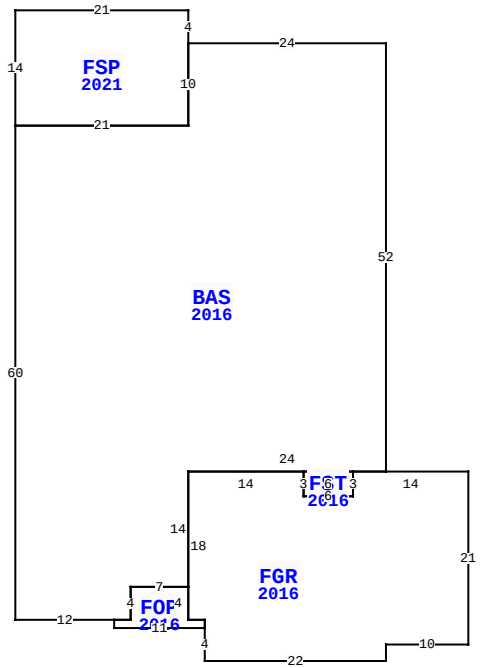
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2,480	320,641
FGR	734	55	404	52,234
FOP	39	30	12	1,552
FSP	294	40	118	15,257
FST	18	55	10	1,293
TOTALS	3,565		3,024	390,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,024	107.1800	133.98	405,156	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2022 Heated Area: 2480 HX Base Yr 2022



33107 SAWGRASS PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		390,976
TOTAL MARKET OB/XF VALUE		6,071
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		472,047
SOH/AGL Deduction		95,158
ASSESSED VALUE		376,889
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		326,889
TOTAL JUST VALUE		472,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631779	CO ISSUED	0	07/25/2016
B1631779	NEW CONSTR	321,453	02/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2429/1772	1/29/2021	WD	Q	I	01	380,000
GRANTOR: MUCHERY GONZAGUE						
GRANTEE: POSTEL ROY M & SUSA						
2091/0435	12/21/2016	WD	Q	I	01	328,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MUCHERY GONZAGUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 FSP=[YR=2021] N4 W21 S14 E21 N10$ S10 W21 S60 E12 FOP=[YR=2016] S1 E11 FGR=[YR=2016] S4 E22 N2 E10 N21 W14 FST=[YR=2016] W6 S3 E6 N3$ S3 W6 N3 W14 S18 E2 S1$ N1 W2 N4 W7 S4 W2$ E2 N4 E7 N14 E24 N52$.

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	0	0	921.00	SF	6.50	6.50	100	2016	2016	3	96	5,747	
2	0810	CONCRETE A	0	100	0	0	52.00	SF	6.50	6.50	100	2016	2016	3	96	324	

LAND DESCRIPTION

TOTAL OB/XF 6,071

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/06/2022 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS