LOT 229
IN OR 2139/1968
FLORA PARKE UNIT 7A PBK 8/128

CIPPARONE SARA A
33077 SAWGRASS PARKE PL
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0555-0229-0000

BUILDING CHARACTERISTICS

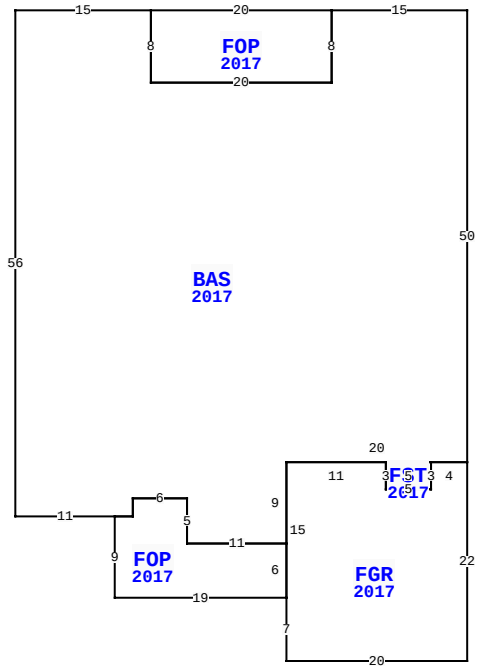
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,541	100	2,541	334,494
FGR	425	55	234	30,803
FOP	150	30	45	5,924
FOP	160	30	48	6,319
FST	15	55	8	1,053
TOTALS	3,291		2,876	378,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,876	108.5700	135.71	390,302	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2019 Heated Area: 2541 HX Base Yr 2019



33077 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		378,593
TOTAL MARKET OB/XF VALUE		6,849
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		460,442
SOH/AGL Deduction		162,461
ASSESSED VALUE		297,981
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		247,981
TOTAL JUST VALUE		460,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702770	CO ISSUED	0	07/27/2017
B1702770	NEW CONSTR	313,095	04/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2139/1968	8/07/2017	WD	Q	I	01	293,600

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: CIPPARONE SARA A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FOP=[YR=2017] W20 S8 E20 N8$ S8 W20 N8 W15 S56 E11 FOP=[YR=2017] S9 E19 FGR=[YR=2017] S7 E20 N22 W4 FST=[YR=2017] W5 S3 E5 N3$ S3 W5 N3 W11 S15$ N6 W11 N5 W6 S2 W2$ E2 N2 E6 S5 E11 N9 E20 N50 $.

EXTRA FEATURES

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	547.00	SF	5.20	5.20	100	2017	2017	3	97	2,759	
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2017	2017	3	97	454	
3	0462	ST/AL FNC	0	100	90	0	360.00	SF	10.00	10.00	100	2020	2020	3	93	3,348	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 6,849

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	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