LOT 231
FLORA PARKE UNIT 7A PBK 8/128

MARBES CHARLES J & ROXANNE JEANETTE
33065 SAWGRASS PARKE PL
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0555-0231-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

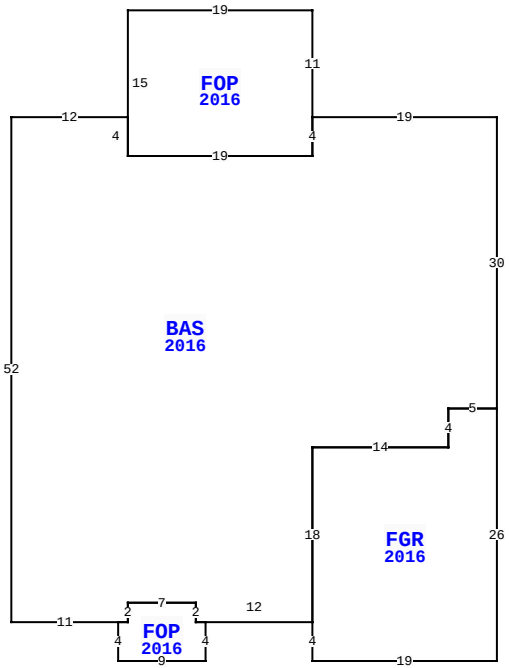
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,148	100	2,148	282,318
FGR	438	55	241	31,675
FOP	50	30	15	1,971
FOP	285	30	86	11,303
TOTALS	2,921		2,490	327,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,490	108.9600	136.20	339,138	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2023 Heated Area: 2148 HX Base Yr 2023



33065 SAWGRASS PARKE PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		327,268
TOTAL MARKET OB/XF VALUE		8,057
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		410,325
SOH/AGL Deduction		12,986
ASSESSED VALUE		397,339
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		347,339
TOTAL JUST VALUE		410,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632738	CO ISSUED	0	12/05/2016
B1632738	NEW CONSTR	268,243	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2543/0937	1/18/2022	WD	Q	I	01	445,000
GRANTOR: HARGIS SUSAN O						
GRANTEE: MARBES CHARLES JOSE						
2422/1946	12/21/2020	QC	U	I	11	100
GRANTOR: OZMENT FREDERICK M JR						
GRANTEE: OZMENT FREDERICK M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W19 FOP=[YR=2016] N11 W19 S15 E19 N4$ S4 W19 N4 W12 S52 E11 FOP=[YR=2016] S4 E9 N4 W1 N2 W7 S2 W1$ E1 N2 E7 S2 E12 FGR=[YR=2016] S4 E19 N26 W5 S4 W14 S18$ N18 E14 N4 E5 N30$.

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	458.00	SF	6.50	6.50	100	2016	2016	3	96	2,858	
2	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	100	2016	2016	3	96	393	
3	0462	ST/AL FNC	0	100	130	0	520.00	SF	10.00	10.00	100	2018	2018	3	87	4,524	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 8,057

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