

LOT 241
IN OR 2214/1619
FLORA PARKE UNIT 7A PBK 8/128

SHOBE JAMES & LEE ANN
33002 SAWGRASS PARKE PLACE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0555-0241-0000



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	2,540	100	2,540	332,638
FGR	585	55	322	42,170
FOP	58	30	17	2,226
FOP	290	30	87	11,394
FST	15	55	8	1,048

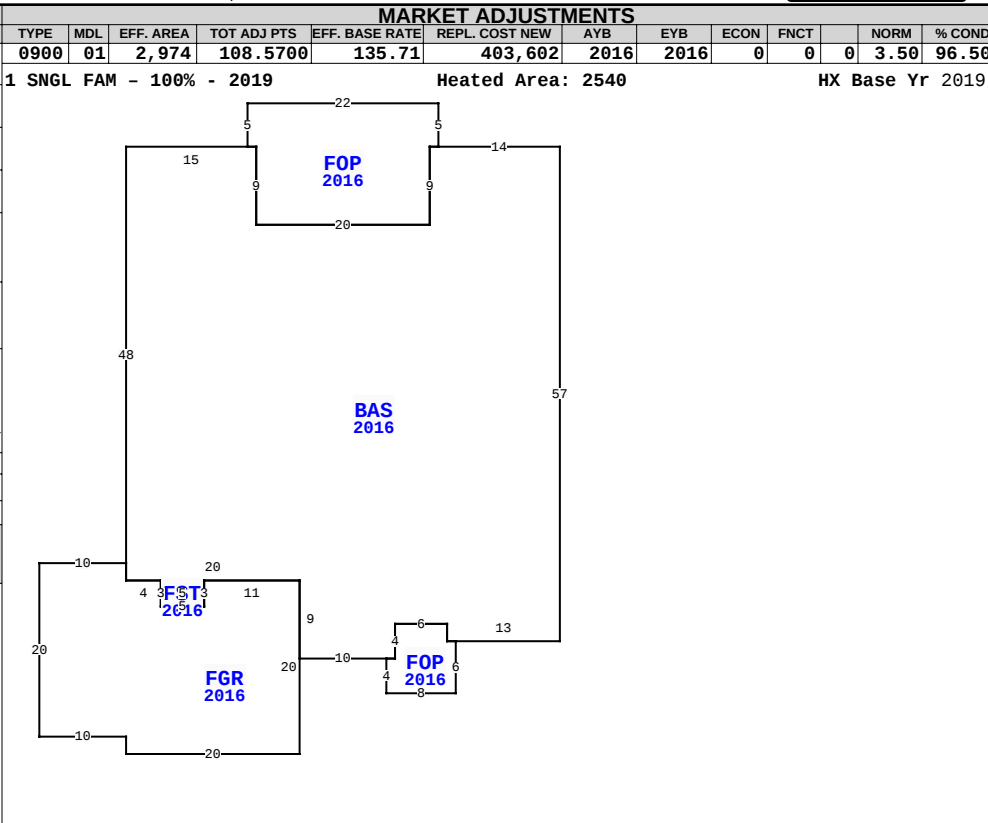
TOTALS 3,488 2,974 389,476

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	1,065.00	SF	5.20	5.20	100	2016	2016	3	96	5,316	
2	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2016	2016	3	96	468	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2016	2016	3	96	56	
4	0861	POOL GUNIT	0	100	0	0	496.00	SF	85.00	85.00	100	2017	2017	3	84	35,414	
5	0911	SCRN RM A	0	100	0	0	1,490.00	SF	17.50	17.50	100	2017	2017	3	78	20,339	
6	0855	CONC PAVER	0	100	0	0	991.00	SF	10.00	10.00	100	2017	2017	3	97	9,613	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	78	3,900	
8	0855	CONC PAVER	0	100	4	8	32.00	SF	10.00	10.00	100	2017	2017	3	97	310	
9	0855	CONC PAVER	0	100	4	8	32.00	SF	10.00	10.00	100	2017	2017	3	97	310	
10	0855	CONC PAVER	0	100	0	0	124.00	SF	10.00	10.00	100	2017	2017	3	97	1,203	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



33002 SAWGRASS PARKE PL, FERNANDINA BEACH, FL 32034

33002 SAWGRASS PARKE PL, FERNANDINA BEACH										INC DATE		AG DATE		07/06/2017		REMARKS	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1,065.00	SF	5.20	5.20	100	2016	2016	3	96	5,316								
75.00	SF	6.50	6.50	100	2016	2016	3	96	468								
9.00	SF	6.50	6.50	100	2016	2016	3	96	56								
496.00	SF	85.00	85.00	100	2017	2017	3	84	35,414								
1,490.00	SF	17.50	17.50	100	2017	2017	3	78	20,339								
991.00	SF	10.00	10.00	100	2017	2017	3	97	9,613								
1.00	UT	5,000.00	5,000.00	100	2017	2017	3	78	3,900								
32.00	SF	10.00	10.00	100	2017	2017	3	97	310								
32.00	SF	10.00	10.00	100	2017	2017	3	97	310								
124.00	SF	10.00	10.00	100	2017	2017	3	97	1,203								

TOTAL OB/XF													76,929		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00					

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		389,476
TOTAL MARKET OB/XF VALUE		83,019
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		547,495
SOH/AGL Deduction		170,920
ASSESSED VALUE		376,575
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		326,575
TOTAL JUST VALUE		547,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703044	SCRN ENCLSR	32,697	06/01/2017
B1633498	SWIM POOL	42,000	12/01/2016
B1632228	NEW CONSTR	319,689	05/04/2016

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2214/1619	7/27/2018	WD	Q	I	01	422,000

GRANTOR: ROBINSON LAURA M
GRANTEE: SHOBE JAMES & LEE A
2074/0304 9/23/2016 WD Q I 01 328,400
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: ROBINSON LAURA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FOP=[YR=2016] N5 W22 S5 E1 S9 E20 N9 E1\$ W1 S9 W20 N9 W15 S48 FGR=[YR=2016] W10 S20 E10 S2 E20 N20 W11 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W4 N2\$ S2 E20 S9 E10 FOP=[YR=2016] S4 E8 N6 W1 N2 W6 S4 W1\$ E1 N4 E6 S2 E13 N57\$.

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