

LOT 242
IN OR 2047/955
FLORA PARKE UNIT 7A PBK 8/128

MANN JOHN R JR & JENNIFER LYNN
33008 SAWGRASS PARKE PL
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0555-0242-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	1.5
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	2,572	100	2,572	338,244
FGR	677	55	372	48,922
FOP	36	30	11	1,447
FSP	216	40	86	11,310
FST	15	55	8	1,052
FUS	446	100	446	58,654
STR	52	10	5	657
TOTALS	4,014		3,500	460,286

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,187.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	390.00	LF	32.00	32.00	
3	0475	VF 4 SBPL	0	100	0	0	12.00	LF	14.00	14.00	
4	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	871.00	SF	10.00	10.00	
6	0855	CONC PAVER	0	100	0	0	218.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,500	109.0200	136.28	476,980	2016	2016	0	0	3.50	96.50
1 SNGL FAM - 100% - 2017											
Heated Area: 3018											
HX Base Yr 2017											
33008 SAWGRASS PARKE PL, FERNANDINA BEACH											
BLD DATE: 04/08/2024 MLU											

TOTAL OB/XF											
52,085											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		460,286	
TOTAL MARKET OB/XF VALUE		52,085	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		587,371	
SOH/AGL Deduction		196,325	
ASSESSED VALUE		391,046	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		336,046	
TOTAL JUST VALUE		587,371	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		557,876	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802825	SWIM POOL	43,438	04/01/2018
B1631614	CO ISSUED	0	05/11/2016
B1631614	NEW CONSTR	374,922	01/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2047/0955	5/18/2016	WD	Q	I	01
SALE PRICE					
353,700					
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: MANN JOHN ROBERT JR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W8 FSP=[YR=2016] N4 W31 S4 E2 D4 R4 E19 U4 R4 E2\$ W2 D4 L4 W19 U4 L4 W13 S55 FGR=[YR=2016] S31 E4 S1 E13 N1 E4 N33 W9 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N1 W7\$ E7 N2 E24 FOP=[YR=2016] S4 E9 N4 W9\$ E19 N53\$ PTR=E20 FUS=[YR=2016] E16 S17 E4 S4 STR=[YR=2016] S13 W4 N13 E4\$ W4 S4 W6 S3 W10 N28\$ W20\$.											