



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
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	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
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NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,521	100	2,521	336,041
FGR	585	55	322	42,921
FOP	57	30	17	2,266
FOP	285	30	86	11,463
FST	15	55	8	1,066
PTO	12	5	1	133

TOTALS	3,475		2,955	393,892
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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	811.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	100	0	0	714.00	SF	10.00	10.00	
5	0476	VF 6 SBPL	0	100	0	0	242.00	LF	32.00	32.00	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

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	2,955	110.4500	138.06	407,967	2016	2016	0	0	3.45	96.55
1 SNGL FAM - 100% - 2021 Heated Area: 2521 HX Base Yr 2021											
33026 SAWGRASS PARKE PL, FERNANDINA BEACH											
BLD DATE: 04/08/2024 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			393,892
TOTAL MARKET OB/XF VALUE			42,052
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			510,944
SOH/AGL Deduction			219,782
ASSESSED VALUE			291,162
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			236,162
TOTAL JUST VALUE			510,944
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			484,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632713	SWIM POOL	33,290	07/01/2016
B1631780	CO ISSUED	0	06/22/2016
B1631780	NEW CONSTR	317,415	02/10/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2418/0770	12/18/2020	WD	Q	I	01
GRANTOR: COOPER SANDRA					
GRANTEE: CARLYLE KENT B & LA					
2393/1544	9/17/2020	WD	Q	I	01
GRANTOR: SCHRAUDER NICHOLAS &					
GRANTEE: COOPER SANDRA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W15 FOP=[YR=2016] N5 W21 S5 E1 S9 E20 N9\$ S9 W20 N9 W15 S48 FGR=[YR=2016] W3 PTO=[YR=2016] N3 W4 S3 E4\$ W7 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] S3 E8 N6 W1 N2 W6 S5 W1\$ E1 N5 E6 S2 E13 N56\$.											

TOTAL OB/XF											
42,052											