LOT 246
FLORA PARKE UNIT 7A PBK 8/128

HORTON RUDY H JR & TIFFANY R
33032 SAWGRASS PARKE PL
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0555-0246-0000

BUILDING CHARACTERISTICS

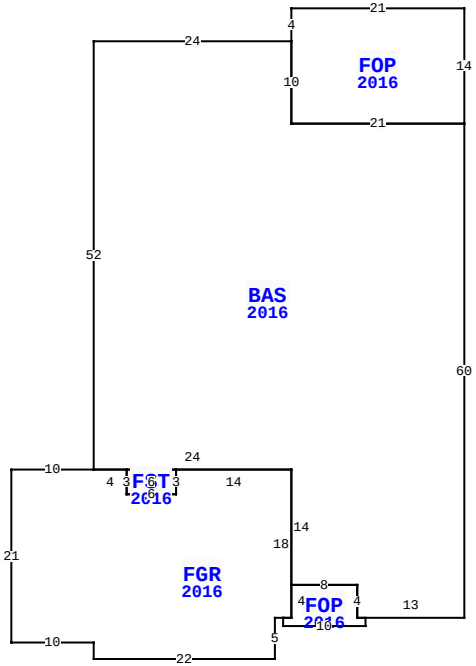
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,476	100	2,476	317,806
FGR	734	55	404	51,855
FOP	42	30	13	1,668
FOP	294	30	88	11,295
FST	18	55	10	1,283
TOTALS	3,564		2,991	383,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,991	106.4080	133.01	397,833	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2022 Heated Area: 2476 HX Base Yr 2022



33032 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		383,909
TOTAL MARKET OB/XF VALUE		4,914
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		463,823
SOH/AGL Deduction		96,065
ASSESSED VALUE		367,758
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		317,758
TOTAL JUST VALUE		463,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632124	NEW CONSTR	321,363	04/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/1027	8/16/2021	WD	Q	I	02	450,000
GRANTOR: HOLTON BOBBY L JR & S						
GRANTEE: HORTON RUDY H JR &						
2403/1623	10/26/2020	WD	Q	I	01	375,000
GRANTOR: JOHNSON NATHANIEL S &						
GRANTEE: HOLTON BOBBY L JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W21 S4 BAS=[YR=2016] W24 S52 FGR=[YR=2016] W10 S21 E10 S2 E22 N5 E1 FOP=[YR=2016] S1 E10 N1 W1 N4 W8 S4 W1$ E1 N18 W14 FST=[YR=2016] W6 S3 E6 N3$ S3 W6 N3 W4$ E24 S14 E8 S4 E13 N60 W21 N10$ S10 E21 N14$.

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	0811	CONCRETE B	0	100	0	0	928.00	SF	5.20	5.20	100	2016	2016	3	96	4,633	
2	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50	6.50	100	2016	2016	3	96	281	

LAND DESCRIPTION

TOTAL OB/XF 4,914

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	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							

REVIEW DATE 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS