LOT 250
FLORA PARKE UNIT 7A PBK 8/128

MCFARLAND KATHERINE
33056 SAWGRASS PARKE PLACE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0555-0250-0000

BUILDING CHARACTERISTICS

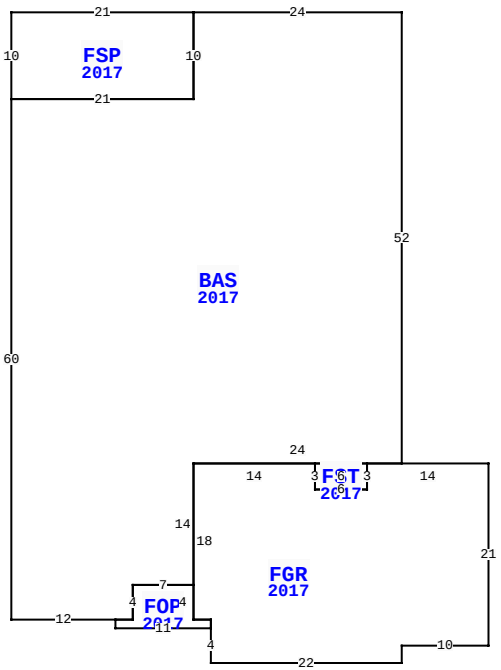
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,480	100	2,480	309,697
FGR	734	55	404	50,450
FOP	39	30	12	1,499
FSP	210	40	84	10,490
FST	18	55	10	1,249
TOTALS	3,481		2,990	373,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,990	102.4600	128.08	382,959	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2024 Heated Area: 2480 HX Base Yr 2024



33056 SAWGRASS PARKE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		373,385
TOTAL MARKET OB/XF VALUE		6,783
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		455,168
SOH/AGL Deduction		207,648
ASSESSED VALUE		247,520
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		192,520
TOTAL JUST VALUE		455,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705756	CO ISSUED	0	11/07/2017
B1705756	NEW CONSTR	322,967	06/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/30	4/14/2023	WD	Q	I	01	539,500
GRANTOR: CATHELL REBECCA &						
GRANTEE: MCFARLAND HENRY JR						
2158/1707	11/20/2017	WD	Q	I	02	329,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CATHELL REBECCA & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 FSP=[YR=2017] W21 S10 E21 N10$ S10 W21 S60 E12 FOP=[YR=2017] S1 E11 FGR=[YR=2017] S4 E22 N2 E10 N21 W14 FST=[YR=2017] W6 S3 E6 N3$ S3 W6 N3 W14 S18 E2 S1$ N1 W2 N4 W7 S4 W2$ E2 N4 E7 N14 E24 N52$.

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	14	3	42.00	SF	6.50	6.50	100	2017	2017	3	97	265	
2	0811	CONCRETE B	0	100	0	0	907.00	SF	5.20	5.20	100	2017	2017	3	97	4,575	
3	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	100	2017	2017	3	92	1,943	

LAND DESCRIPTION

TOTAL OB/XF 6,783

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