LOT 252
FLORA PARKE UNIT 7A PBK 8/128

COOK WILLIAM C
33068 SAWGRASS PARKE PLACE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0555-0252-0000

BUILDING CHARACTERISTICS

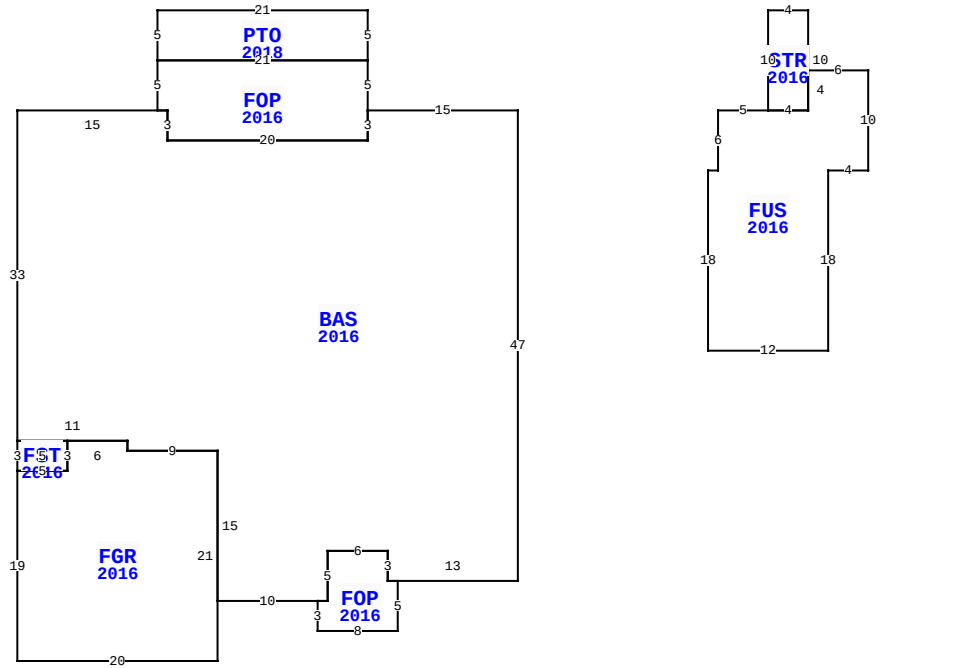
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,023	100	2,023	269,872
FGR	416	55	229	30,549
FOP	56	30	17	2,268
FOP	165	30	50	6,670
FST	15	55	8	1,067
FUS	330	100	330	44,022
PTO	105	5	5	667
STR	40	10	4	534
TOTALS	3,150		2,666	355,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,666	110.5920	138.24	368,548	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2018 Heated Area: 2353 HX Base Yr 2018



33068 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		355,649
TOTAL MARKET OB/XF VALUE		44,431
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		475,080
SOH/AGL Deduction		148,645
ASSESSED VALUE		326,435
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,435
TOTAL JUST VALUE		475,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706965	SWIM POOL	41,315	11/01/2017
B1632099	NEW CONSTR	288,921	04/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/1032	12/05/2022	WD	U	I	16	50,000
GRANTOR: COOK WILLIAM C & GERM						
GRANTEE: COOK WILLIAM C						
2136/0010	7/12/2017	WD	Q	I	02	296,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COOK WILLIAM C & GE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] N5 PTO=[YR=2018] N5 W21 S5 E21$ W21 S5 E1 S3 E20 N3$ S3 W20 N3 W15 S33 FST=[YR=2016] S3 FGR=[YR=2016] S19 E20 N21 W9 N1 W6 S3 W5$ E5 N3 W5$ E11 S1 E9 S15 E10 FOP=[YR=2016] S3 E8 N5 W1 N3 W6 S5 W1$ E1 N5 E6 S3 E13 N47$ PTR=E20 FUS=[YR=2016] E5 STR=[YR=2016] N10 E4 S10 W4$ E4 N4 E6 S10 W4 S18 W12 N18 E1 N6$ W20$.

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	552.00	SF	5.20	5.20	100	2016	2016	3	96	2,756	
2	0810	CONCRETE A	0	100	0	0	72.00	SF	6.50	6.50	100	2016	2016	3	96	449	
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2018	2018	3	87	24,847	
4	0855	CONC PAVER	0	100	0	0	946.00	SF	10.00	10.00	100	2018	2018	3	97	9,176	
5	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2018	2018	3	94	5,414	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	
7	0911	SCRN RM A	0	100	0	0	105.00	SF	17.50	17.50	100	2018	2018	3	82	1,507	

LAND DESCRIPTION

TOTAL OB/XF 44,431

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 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS