LOT 259
FLORA PARKE UNIT 7A PBK 8/128

BARSAN TYLER M & MACIE L
33110 SAWGRASS PARKE PLACE
FERNANDINA BEACH, FL 32035

2024

26-2N-28-0555-0259-0000

BUILDING CHARACTERISTICS

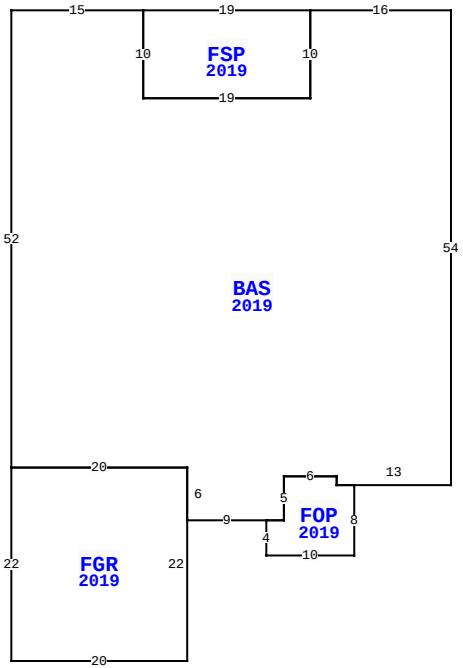
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,508	100	2,508	346,248
FGR	440	55	242	33,410
FOP	78	30	23	3,176
FSP	190	40	76	10,492
TOTALS	3,216		2,849	393,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,849	112.1280	140.16	399,316	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2024 Heated Area: 2508 HX Base Yr 2024



33110 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		393,326
TOTAL MARKET OB/XF VALUE		3,285
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		471,611
SOH/AGL Deduction		116,533
ASSESSED VALUE		355,078
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		305,078
TOTAL JUST VALUE		471,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901188	CO ISSUED	0	10/04/2019
B1901188	NEW CONSTR	334,024	03/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2668/1253	9/13/2023	WD	Q	I	02	525,000
GRANTOR: COLUCCI ANTHONY J JR						
GRANTEE: BARSAN TYLER M & MA						
2315/1262	10/29/2019	WD	Q	I	01	318,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COLUCCI ANTHONY J J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FSP=[YR=2019] W19 S10 E19 N10$ S10 W19 N10 W15 S52 FGR=[YR=2019] S22 E20 N22 W20$ E20 S6 E9 FOP=[YR=2019] S4 E10 N8 W2 N1 W6 S5 W2$ E2 N5 E6 S1 E13 N54$.

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	29	3	87.00	SF	6.50	6.50	100	2019	2019	3	98	554	
2	0811	CONCRETE B	0	100	0	0	536.00	SF	5.20	5.20	100	2019	2019	3	98	2,731	

LAND DESCRIPTION

TOTAL OB/XF 3,285

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 10/15/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS