LOT 260
FLORA PARKE UNIT 7A PBK 8/128

SWAM NORMA R
33116 SAWGRASS PARKE PL
FERNANDINA BEACH, FL 32034

**2024**

**26-2N-28-0555-0260-0000**

## BUILDING CHARACTERISTICS

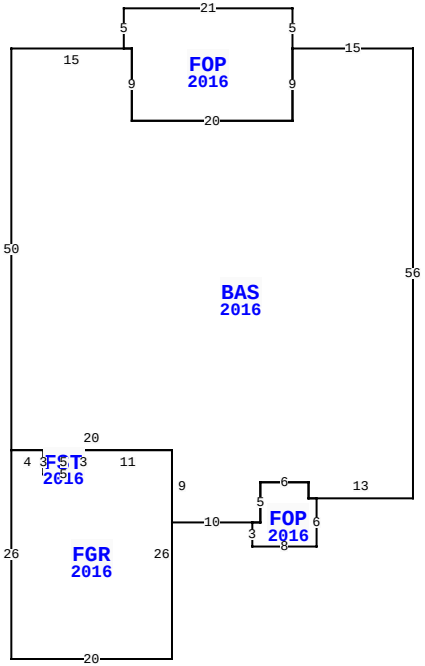
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 |
| NEIGHBORHOOD/LOC | 4041.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,521 | 100 | 2,521 | 330,151 |
| FGR | 505 | 55 | 278 | 36,407 |
| FOP | 57 | 30 | 17 | 2,226 |
| FOP | 285 | 30 | 86 | 11,263 |
| FST | 15 | 55 | 8 | 1,048 |
| TOTALS | 3,383 | | 2,910 | 381,094 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,910 | 108.5700 | 135.71 | 394,916 | 2016 | 2016 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SNGL FAM – 100% - 2023 Heated Area: 2521 HX Base Yr 2023




33116 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 | | 381,094 |
| TOTAL MARKET OB/XF VALUE | | 3,400 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 459,494 |
| SOH/AGL Deduction | | 14,158 |
| ASSESSED VALUE | | 445,336 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 395,336 |
| TOTAL JUST VALUE | | 459,494 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 432,365 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632303 | CO ISSUED | 0 | 10/28/2016 |
| B1632303 | NEW CONSTR | 313,844 | 05/13/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2602/0116 | 11/10/2022 | WD | Q | I | 02 | 449,000 |
| GRANTOR: SWARTZ MATTHEW L | | | | | | |
| GRANTEE: SWAM NORMA R | | | | | | |
| 2602/0113 | 10/11/2021 | QC | U | I | 11 | 100 |
| GRANTOR: SWARTZ MATTHEW L & KA | | | | | | |
| GRANTEE: SWARTZ MATTHEW L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] N5 W21 S5 E1 S9 E20 N9$ S9 W20 N9 W15 S50 FGR=[YR=2016] S26 E20 N26 W11 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W4$ E20 S9 E10 FOP=[YR=2016] S3 E8 N6 W1 N2 W6 S5 W1$ E1 N5 E6 S2 E13 N56$.

## 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 | 561.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 96 | 2,801 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 96.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 96 | 599 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,400

| 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