LOT 265
IN OR 2186/1588
FLORA PARKE UNIT 7A PBK 8/128

GREENE JODY A
33146 SAWGRASS PARKE PL
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0555-0265-0000

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

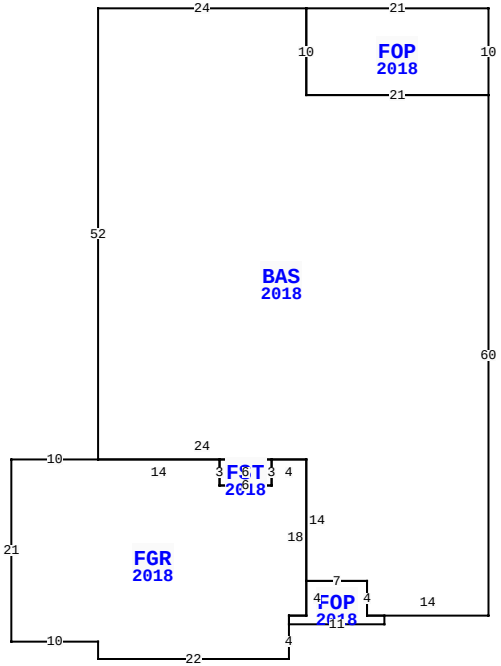
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2,480	321,618
FGR	734	55	404	52,393
FOP	39	30	12	1,556
FOP	210	30	63	8,171
FST	18	55	10	1,297
TOTALS	3,481		2,969	385,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,969	106.4080	133.01	394,907	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 2480 HX Base Yr 2019



33146 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		385,034
TOTAL MARKET OB/XF VALUE		5,491
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		465,525
SOH/AGL Deduction		160,518
ASSESSED VALUE		305,007
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		255,007
TOTAL JUST VALUE		465,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709493	CO ISSUED	0	03/19/2018
B1709493	NEW CONSTR	329,466	10/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2186/1588	3/29/2018	WD	Q	I	01	307,100

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: GREENE JODY A

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W21 BAS=[YR=2018] W24 S52 FGR=[YR=2018] W10 S21 E10 S2 E22 N4 FOP=[YR=2018] E11 N1 W2 N4 W7 S4 W2 S1$ N1 E2 N18 W4 FST=[YR=2018] W6 S3 E6 N3$ S3 W6 N3 W14$ E24 S14 E7 S4 E14 N60 W21 N10$ S10 E21 N10$.

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	1,036.00	SF	5.20	5.20	100	2018	2018	3	97	5,226	
2	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50	100	2018	2018	3	97	265	

LAND DESCRIPTION

TOTAL OB/XF 5,491

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