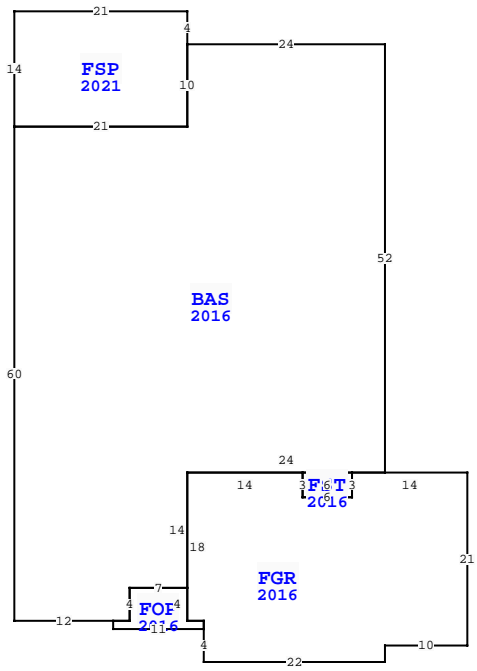




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	16	WD FR STUC	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		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	YEAR	TOT ADJ AREA
BAS	2,480	100	2016	2,480
FGR	734	55	2016	404
FOP	39	30	2016	12
FSP	294	40	2021	118
FST	18	55	2016	10
TOTALS	3,565			3,024

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2022		427,836	2016	2016	0	0	4.00	96.00
					Heated Area: 2480	HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			410,723
TOTAL MARKET OB/XF VALUE			6,008
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			501,731
SOH/AGL Deduction			113,912
ASSESSED VALUE			387,819
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			337,097
TOTAL JUST VALUE			501,731
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			472,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631779	CO ISSUED	0	07/25/2016
B1631779	NEW CONSTR	321,453	02/10/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2429/1772	1/29/2021	WD Q	Q	I	01	380,000

GRANTOR: MUCHERY GONZAGUE
GRANTEE: POSTEL ROY M & SUSANA
2091/0435 12/21/2016 WD Q I 01 328,500
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: MUCHERY GONZAGUE

EXTRA FEATURES																
L N	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	0	921.00	SF	6.50	6.50	100	2016	2016	3	95	5,687	
2	0810	CONCRETE A	0	100	0	52.00	SF	6.50	6.50	100	2016	2016	3	95	321	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

BUILDING NOTES	
33107 SAWGRASS PARKE PL, FERNANDINA BEACH, FL 32034	

BUILDING DIMENSIONS	
BAS=[YR=2016] W24 FSP=[YR=2021] N4 W21 S14 E21 N10\$ S10 W21 S60 E12 FOP=[YR=2016] S1 E11 FGR=[YR=2016] S4 E22 N2 E10 N21 W14 FST=[YR=2016] W6 S3 E6 N3\$ S3 W6 N3 W14 S18 E2 S1\$ N1 W2 N4 W7 S4 W2\$ E2 N4 E7 N14 E24 N52\$.	

LAND DESCRIPTION		TOTAL OB/XF															6,008							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							