

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	11	CLAY TILE	50
Interior Floor	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	YEAR
BAS	2,541	100	2017
FGR	425	55	2017
FOP	150	30	2017
FOP	160	30	2017
FST	15	55	2017
TOTALS	3,291		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,876	108.5700	143.31	412,160	2017	2017	0	0	3.50	96.50

1 SNGL FAM - 0% - 2025 Heated Area: 2541 HX Base Yr

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	397,734		
TOTAL MARKET OB/XF VALUE	6,705		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	489,439		
SOH/AGL Deduction	0		
ASSESSED VALUE	489,439		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	489,439		
TOTAL JUST VALUE	489,439		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	460,442		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702770	CO ISSUED	0	07/27/2017
B1702770	NEW CONSTR	313,095	04/03/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/1609	2/27/2025	WD	Q	I	01	520,000

GRANTOR: CIPPARONE SARA A
GRANTEE: HORN MICHAEL & CYNT
2139/1968 8/07/2017 WD Q I 01 293,600
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CIPPARONE SARA A

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	0811	CONCRETE B	0	0	0	0	547.00	UT	5.20	5.20	100	2017	2017	3	96	2,731	
2	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	2017	2017	3	96	449	
3	0462	ST/AL FNC	0	0	90	0	360.00	SF	10.00	10.00	100	2020	2020	3	90	3,240	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

BUILDING NOTES									
33077 SAWGRASS PARKE PL, FERNANDINA BEACH, FL 32034									

BUILDING DIMENSIONS									
BAS=[YR=2017] W15 FOP=[YR=2017] W20 S8 E20 N8\$ S8 W20 N8 W15 S56 E11 FOP=[YR=2017] S9 E19 FGR=[YR=2017] S7 E20 N22 W4 FST=[YR=2017] W5 S3 E5 N3\$ S3 W5 N3 W11 S15\$ N6 W11 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 N9 E20 N50 \$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							