LOT 241
FLORA PARKE UNIT 7A PBK 8/128

SHOBE JAMES & LEE ANN L/E/
33002 SAWGRASS PARKE PLACE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0555-0241-0000

BUILDING CHARACTERISTICS

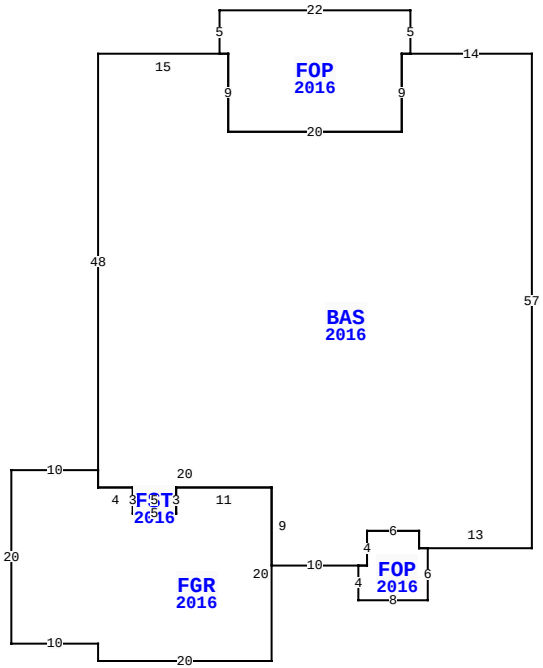
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,540	100	2016	2,540	349,447
FGR	585	55	2016	322	44,300
FOP	58	30	2016	17	2,339
FOP	290	30	2016	87	11,969
FST	15	55	2016	8	1,100
TOTALS	3,488			2,974	409,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,974	108.5700	143.31	426,204	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2019 Heated Area: 2540 HX Base Yr 2019



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

33002 SAWGRASS PARKE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	409,156
TOTAL MARKET OB/XF VALUE	80,124
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	574,280
SOH/AGL Deduction	186,784
ASSESSED VALUE	387,496
TOTAL EXEMPTION VALUE	VP VX HX HB 188,432
BASE TAXABLE VALUE	199,064
TOTAL JUST VALUE	574,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	547,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703044	SCRN ENCLSRE	32,697	06/01/2017
B1633498	SWIM POOL	42,000	12/01/2016
B1632228	NEW CONSTR	319,689	05/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2787/595	5/06/2025	LE	U	I	11	100
GRANTOR: SHOBE JAMES & LEE ANN						
GRANTEE: SHOBE TRUST						
2214/1619	7/27/2018	WD	Q	I	01	422,000
GRANTOR: ROBINSON LAURA M						
GRANTEE: SHOBE JAMES & LEE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FOP=[YR=2016] N5 W22 S5 E1 S9 E20 N9 E1$ W1 S9 W20 N9 W15 S48 FGR=[YR=2016] W10 S20 E10 S2 E20 N20 W11 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W4 N2$ S2 E20 S9 E10 FOP=[YR=2016] S4 E8 N6 W1 N2 W6 S4 W1$ E1 N4 E6 S2 E13 N57$.

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	1,065.00	SF	5.20	5.20	100	2016	2016	3	95	5,261	
2	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2016	2016	3	95	463	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2016	2016	3	95	56	
4	0861	POOL GUNIT	0	100	0	0	496.00	SF	85.00	85.00	100	2017	2017	3	81	34,150	
5	0911	SCRN RM A	0	100	0	0	1,490.00	SF	17.50	17.50	100	2017	2017	3	74	19,296	
6	0855	CONC PAVER	0	100	0	0	991.00	SF	10.00	10.00	100	2017	2017	3	96	9,514	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	74	3,700	
8	0855	CONC PAVER	0	100	4	8	32.00	SF	10.00	10.00	100	2017	2017	3	96	307	
9	0855	CONC PAVER	0	100	4	8	32.00	SF	10.00	10.00	100	2017	2017	3	96	307	
10	0855	CONC PAVER	0	100	0	0	124.00	SF	10.00	10.00	100	2017	2017	3	96	1,190	

LAND DESCRIPTION

TOTAL OB/XF 74,244

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/12/2022 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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BUILDING NOTES

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11	0462	ST/AL FNC	0	100	175	0	700.00	SF	10.00	10.00	100	2018	2018	3	84	5,880	

LAND DESCRIPTION

TOTAL OB/XF 5,880

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

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