LOT 247
FLORA PARKE UNIT 7A PBK 8/128

CONORD MICHAEL & SUSAN
33038 SAWGRASS PARKE PLACE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0555-0247-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

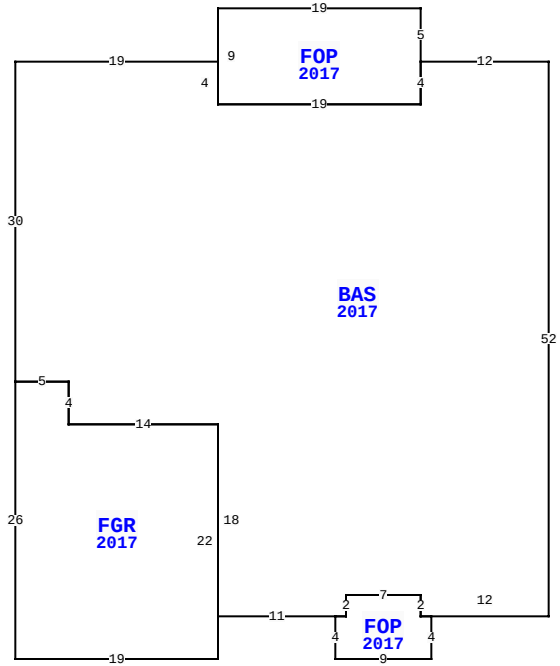
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,148	100	2017	2,148	290,257
FGR	438	55	2017	241	32,566
FOP	50	30	2017	15	2,027
FOP	171	30	2017	51	6,892
TOTALS	2,807			2,455	331,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,455	106.0800	140.03	343,774	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2025 Heated Area: 2148 HX Base Yr 2025



33038 SAWGRASS PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 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		331,742
TOTAL MARKET OB/XF VALUE		3,227
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		419,969
SOH/AGL Deduction		86,722
ASSESSED VALUE		333,247
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		282,525
TOTAL JUST VALUE		419,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250000277	NEW INGROUND POOL	70,000	01/08/2025
17011224	CO ISSUED	0	12/18/2017
1707655	NEW CONSTR	268,858	06/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2755/1894	12/06/2024	WD	Q	I	02	492,500
GRANTOR: CARMEL JOAN M						
GRANTEE: CONORD MICHAEL & SU						
2167/0688	12/28/2017	WD	Q	I	01	289,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CARMEL JOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 FOP=[YR=2017] N5 W19 S9 E19 N4$ S4 W19 N4 W19 S30 FGR=[YR=2017] S26 E19 N22 W14 N4 W5$ E5 S4 E14 S18 E11 FOP=[YR=2017] S4 E9 N4 W1 N2 W7 S2 W1$ E1 N2 E7 S2 E12 N52$.

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	564.00	SF	5.20	5.20	100	2017	2017	3	96	2,815	
2	0810	CONCRETE A	0	100	0	0	66.00	SF	6.50	6.50	100	2017	2017	3	96	412	

LAND DESCRIPTION

TOTAL OB/XF 3,227

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 07/08/2025 BY WW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS