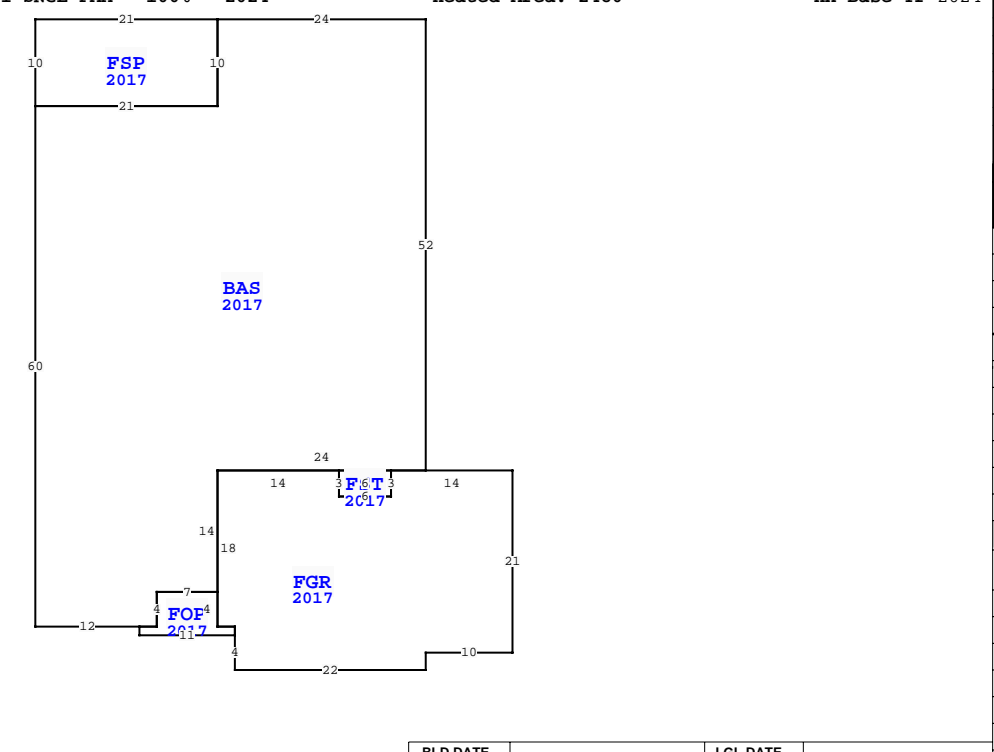


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,990	102.4600	135.25	404,398	2017	2017	0	0	0	3.00	97.00



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	2,480	100	2017	2,480	325,357
FGR	734	55	2017	404	53,002
FOP	39	30	2017	12	1,574
FSP	210	40	2017	84	11,020
FST	18	55	2017	10	1,312
TOTALS	3,481			2,990	392,266

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		392,266
TOTAL MARKET OB/XF VALUE		6,691
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		483,957
SOH/AGL Deduction		229,259
ASSESSED VALUE		254,698
TOTAL EXEMPTION VALUE	WX HX HB VX	60,722
BASE TAXABLE VALUE		193,976
TOTAL JUST VALUE		483,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705756	CO ISSUED	0	11/07/2017
B1705756	NEW CONSTR	322,967	06/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/352	1/03/2025	WD	U	I	11	100

GRANTOR: MCFARLAND KATHERINE  
GRANTEE: MCFARLAND KATHERINE

2632/30	4/14/2023	WD	Q	I	01	539,500
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GRANTOR: CATHELL REBECCA &  
GRANTEE: MCFARLAND HENRY JR

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	14	3		6.50	6.50	100	2017	2017	3	96	262	
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2017	2017	3	96	4,528	
3	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2017	2017	3	90	1,901	

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

BUILDING NOTES	
33056 SAWGRASS PARKE PL, FERNANDINA BEACH, FL 32034	

BUILDING DIMENSIONS	
BAS=[YR=2017] W24 FSP=[YR=2017] W21 S10 E21 N10\$ S10 W21 S60 E12 FOP=[YR=2017] S1 E11 FGR=[YR=2017] S4 E22 N2 E10 N21 W14 FST=[YR=2017] 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																								
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							