LOT 254
FLORA PARKE UNIT 7A PBK 8/128

NEWTON JULI & TODD
33080 SAWGRASS PARKE PLACE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0555-0254-0000

BUILDING CHARACTERISTICS

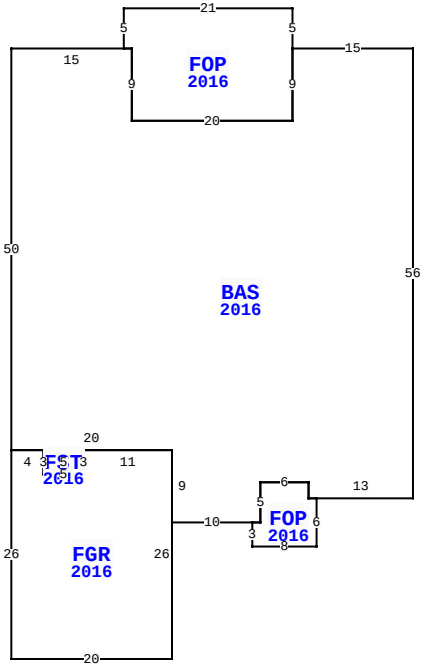
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,521	100	2016	2,521	346,834
FGR	505	55	2016	278	38,246
FOP	57	30	2016	17	2,339
FOP	285	30	2016	86	11,832
FST	15	55	2016	8	1,100
TOTALS	3,383			2,910	400,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,910	108.5700	143.31	417,032	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2022 Heated Area: 2521 HX Base Yr 2022



33080 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	400,351
TOTAL MARKET OB/XF VALUE	3,191
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	488,542
SOH/AGL Deduction	279,300
ASSESSED VALUE	209,242
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	158,520
TOTAL JUST VALUE	488,542
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	459,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632185	NEW CONSTR	311,528	04/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/0493	10/20/2021	WD	Q	I	01	455,000
GRANTOR: SCHOLES ALEXANDER J &						
GRANTEE: NEWTON JULI & TODD						
2139/0970	8/07/2017	WD	Q	I	01	313,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SCHOLES ALEX J & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] N5 W21 S5 E1 S9 E20 N9$ S9 W20 N9 W15 S50 FGR=[YR=2016] S26 E20 N26 W11 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W4$ E20 S9 E10 FOP=[YR=2016] S3 E8 N6 W1 N2 W6 S5 W1$ E1 N5 E6 S2 E13 N56$.

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	526.00	SF	5.20	5.20	100	2016	2016	3	95	2,598	
2	0810	CONCRETE A	0	100	0	0	96.00	SF	6.50	6.50	100	2016	2016	3	95	593	

LAND DESCRIPTION

TOTAL OB/XF 3,191

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	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							

REVIEW DATE 01/11/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS