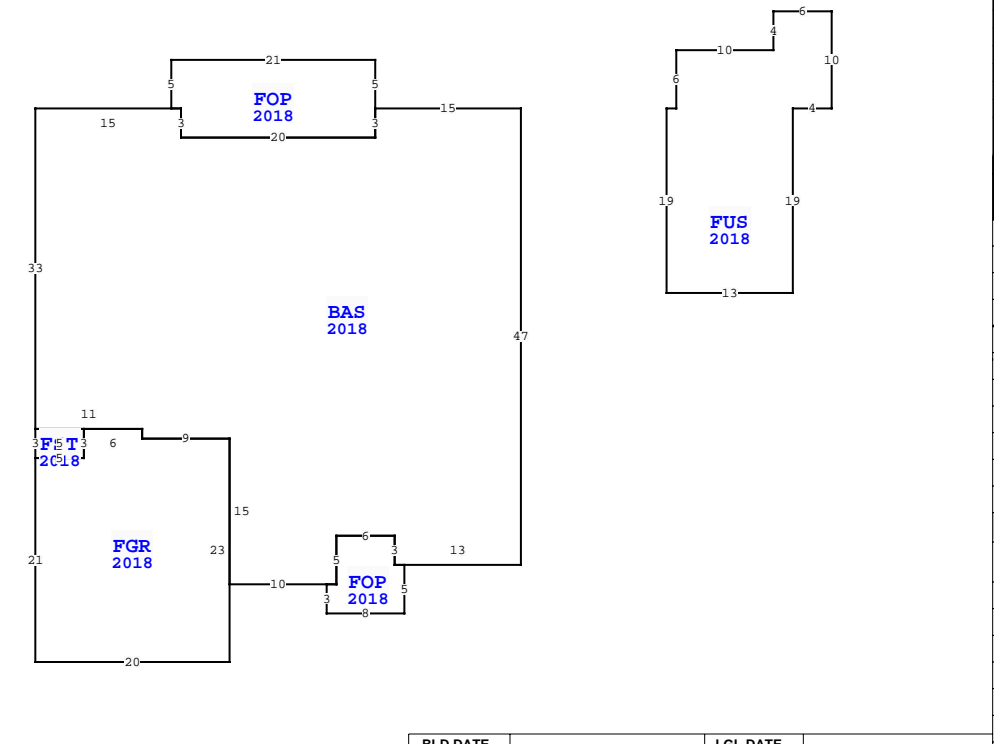


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,716	106.9440	141.17	383,418	2018	2018	0	0	0	3.00	97.00



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			371,915	
TOTAL MARKET OB/XF VALUE			43,862	
TOTAL LAND VALUE - MARKET			85,000	
TOTAL MARKET VALUE			500,777	
SOH/AGL Deduction			198,501	
ASSESSED VALUE			302,276	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			251,554	
TOTAL JUST VALUE			500,777	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			474,138	

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	2,023	100	2018	2,023	277,019
FGR	456	55	2018	251	34,371
FOP	56	30	2018	17	2,328
FOP	165	30	2018	50	6,847
FST	15	55	2018	8	1,095
FUS	367	100	2018	367	50,255
TOTALS	3,082			2,716	371,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0194349	SWIM POOL	35,000	07/01/2019
B1710762	CO ISSUED	0	05/03/2018
B1710762	NEW CONSTR	303,909	12/05/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2335/0543	1/21/2020	WD	U	I	11	100
GRANTOR: CAMP RICHARD E						
GRANTEE: CAMP RICHARD EVERET						
2329/1717	1/06/2020	WD	U	I	11	100
GRANTOR: CAMP RICHARD E						
GRANTEE: CAMP RICHARD EVERET						

EXTRA FEATURES															33086 SAWGRASS PARKE PL, FERNANDINA BEACH, FL 32034		
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	100	0	0	558.00	SF	5.20	5.20	100	2018	2018	3	97	2,815	
2	0810	CONCRETE A	0	100	0	0	66.00	SF	6.50	6.50	100	2018	2018	3	97	416	
3	0861	POOL GUNIT	0	100	0	0	428.00	SF	85.00	85.00	100	2019	2019	3	87	31,651	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2019	2019	3	82	820	
5	0855	CONC PAVER	0	100	0	0	488.00	SF	10.00	10.00	100	2019	2019	3	97	4,734	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	82	1,640	
7	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	100	2019	2019	3	94	1,504	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

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

BUILDING DIMENSIONS
BAS=[YR=2018] W15 FOP=[YR=2018] N5 W21 S5 E1 S3 E20 N3\$ S3 W20 N3 W15 S33 FST=[YR=2018] S3 FGR=[YR=2018] S21 E20 N23 W9 N1 W6 S3 W5\$ E5 N3 W5\$ E11 S1 E9 S15 E10 FOP=[YR=2018] S3 E8 N5 W1 N3 W6 S5 W1\$ E1 N5 E6 S3 E13 N47\$ PTR=E15 FUS=[YR=2018] E1 N6 E10 N4 E6 S10 W4 S19 W13 N19\$ W15\$.

LAND DESCRIPTION																	TOTAL OB/XF					43,862				
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000									