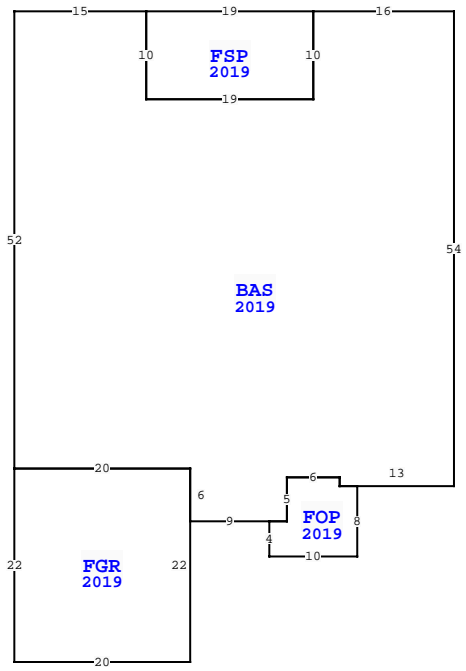




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	2,508	100	2019
FGR	440	55	2019
FOP	78	30	2019
FSP	190	40	2019
TOTALS	3,216		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,849	112.1280	148.01	421,680	2019	2019	0	0	2.00	98.00
1 SNGL FAM - 100% - 2024 Heated Area: 2508 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			413,246
TOTAL MARKET OB/XF VALUE			3,253
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			501,499
SOH/AGL Deduction			136,124
ASSESSED VALUE			365,375
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			314,653
TOTAL JUST VALUE			501,499
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			471,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006340	INSTALLING 50' X	16,000	06/12/2025
SP250004634	POOL RESI	118,000	04/30/2025
C1901188	CO ISSUED	0	10/04/2019
B1901188	NEW CONSTR	334,024	03/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2668/1253	9/13/2023	WD	Q	I	02	525,000
GRANTOR: COLUCCI ANTHONY J JR						
GRANTEE: BARSAN TYLER M & MA						
2315/1262	10/29/2019	WD	Q	I	01	318,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COLUCCI ANTHONY J J						

EXTRA FEATURES															33110 SAWGRASS PARKE PL, FERNANDINA BEACH, FL 32035		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/23/2025	MLU
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	29	3		87.00	SF	6.50	2019	2019	3	97	549									
2	0811	CONCRETE B	0	100	0	0		536.00	SF	5.20	2019	2019	3	97	2,704									

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2019] W16 FSP=[YR=2019] W19 S10 E19 N10\$ S10 W19
 N10 W15 S52 FGR=[YR=2019] S22 E20 N22 W20\$ E20 S6 E9
 FOP=[YR=2019] S4 E10 N8 W2 N1 W6 S5 W2\$ E2 N5 E6 S1 E13 N54\$

LAND DESCRIPTION															TOTAL OB/XF										3,253				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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												