LOT 261
IN OR 2197/1382
FLORA PARKE UNIT 7A PBK 8/128

DEAN LEONARD
4689 GENOA DR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0555-0261-0000

BUILDING CHARACTERISTICS

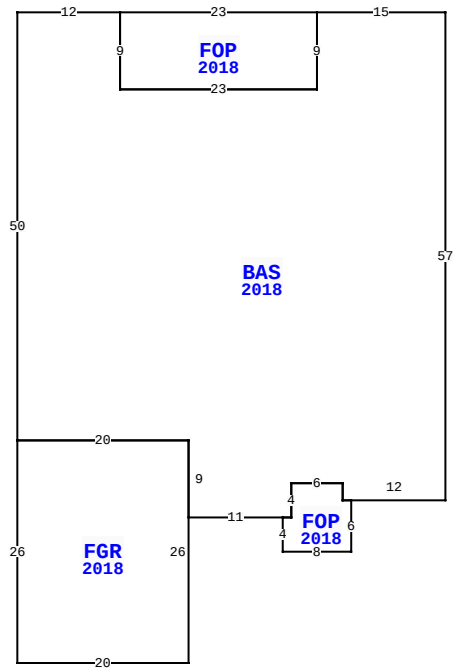
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,515	100	2018	2,515	349,612
FGR	520	55	2018	286	39,757
FOP	58	30	2018	17	2,363
FOP	207	30	2018	62	8,618
TOTALS	3,300			2,880	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	2,880	108.5700	143.31	412,733	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 0% - 0 Heated Area: 2515 HX Base Yr



33122 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	3,508
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	488,859
SOH/AGL Deduction	53,541
ASSESSED VALUE	435,318
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	435,318
TOTAL JUST VALUE	488,859
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	459,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1710763	CO ISSUED	0	04/25/2018
B1710763	NEW CONSTR	322,242	12/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2197/1382	5/18/2018	WD	Q	I	01	319,300

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: DEAN LEONARD & TERE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W15 FOP=[YR=2018] W23 S9 E23 N9$ S9 W23 N9 W12 S50 FGR=[YR=2018] S26 E20 N26 W20$ E20 S9 E11 FOP=[YR=2018] S4 E8 N6 W1 N2 W6 S4 W1$ E1 N4 E6 S2 E12 N57$.

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	0	0	0	583.00	SF	5.20	5.20	100	2018	2018	3	97	2,941	
2	0810	CONCRETE A	0	0	0	0	90.00	SF	6.50	6.50	100	2018	2018	3	97	567	

LAND DESCRIPTION

TOTAL OB/XF 3,508

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS