

MACLAND TRUST/ZITO MAYA TRUSTEE
33125 SAWGRASS PARKE PLACE
FERNANDINA BEACH, FL 32034

26-2N-28-0555-0225-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		16	WD FR STUC 100		0900	01	2,910	97.7130	135.82	395,236	2016	2016		0		0	4.50	95.50	VALUATION BY		STANDARD																		
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM 100% - 2021										Heated Area: 2521					HX Base Yr 2021					Tax Group: 4		Tax Dist:												
Roof Cover		03	COMP SHNGL 100												377,450																								
Interior Wall		05	DRYWALL 100												51,496																								
Interior Floo		11	CLAY TILE 50												85,000																								
Interior Floo		14	CARPET 50												513,946																								
Air Condition		03	CENTRAL 100												142,811																								
Heating Type		04	AIR DUCTED 100												371,135																								
Bedrooms			4 100												51,411																								
Bathrooms			3 100												319,724																								
Frame		02	WOOD FRAME 100												513,946																								
Stories		1.	1. 100												0																								
Units			0 100		INCOME VALUE																																		
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE		516,862																																
Quality		01	Quality Level 01																																				
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	326,994																																		
FGR	505	55	2016	278	36,059																																		
FOP	63	30	2016	19	2,465																																		
FOP	280	30	2016	84	10,896																																		
FST	15	55	2016	8	1,038																																		
TOTALS		3,384		2,910	377,450																																		
EXTRA FEATURES					33125 SAWGRASS PARKE PL, FERNANDINA BLVD															BLD DATE					LGL DATE					04/08/2026					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																						
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500																							
4	0911	SCRN RM A	0	100	0	0	300.00	SF	18.00	18.00	100	2018	2018	3	74	3,996																							