LOT 239
IN OR 2178/1173
FLORA PARKE UNIT 7A PBK 8/128

SCHRAM PATRICK S & SACIDE B
33017 SAWGRASS PARKE PL
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0555-0239-0000

BUILDING CHARACTERISTICS

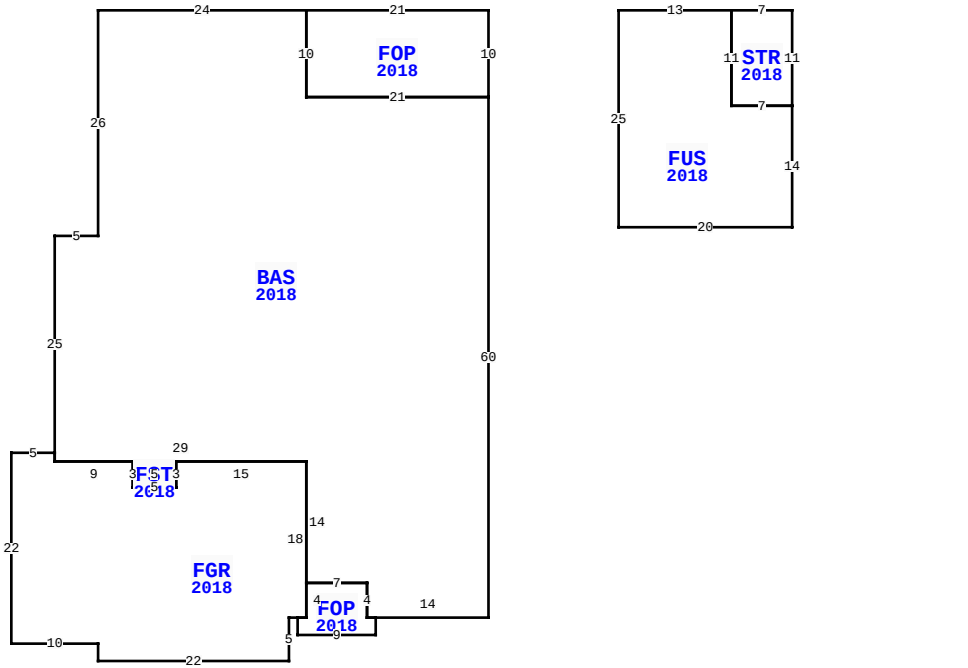
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
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	2,610	100	2018	2,610	334,905
FGR	742	55	2018	408	52,353
FOP	46	30	2018	14	1,797
FOP	210	30	2018	63	8,084
FST	15	55	2018	8	1,027
FUS	423	100	2018	423	54,277
STR	77	10	2018	8	1,027
TOTALS	4,123			3,534	453,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,534	95.6610	132.97	469,916	2018	2018	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2019 Heated Area: 3033 HX Base Yr 2019



33017 SAWGRASS PARKE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	453,469
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	538,469
SOH/AGL Deduction	160,509
ASSESSED VALUE	377,960
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	326,549
TOTAL JUST VALUE	538,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708329	CO ISSUED	0	01/25/2018
B1708329	NEW CONSTR	386,975	09/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2178/1173	2/16/2018	WD	Q	I	01	356,100

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: SCHRAM PATRICK S &

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W21 BAS=[YR=2018] W24 S26 W5 S25 FGR=[YR=2018] W5 S22 E10 S2 E22 N5 E1 FOP=[YR=2018] S2 E9 N2 W1 N4 W7 S4 W1$ E1 N18 W15 FST=[YR=2018] S3 W5 N3 E5$ S3 W5 N3 W9N1$S1 E29 S14 E7 S4 E14 N60 W21 N10$ S10 E21 N10$ PTR=E15 FUS=[YR=2018] E13 STR=[YR=2018] E7 S11 W7 N11$ S11 E7 S14 W20 N25$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS