

LOT 79
IN OR 1872/1293
FLORA PARKE #5 PB 7/335

LEIMANN ERNST & SILWIA
33191 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0079-0000



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		3 100
Bathrooms		2 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,936	100	1,936	246,807
FGR	672	55	370	47,168
FOP	48	30	14	1,785
FSP	335	40	134	17,083
TOTALS	2,991		2,454	312,843

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	1,200.00	SF	5.20	5.20	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,454	112.4160	133.49	327,584	2013	2013	0	0	4.50	95.50
1 SNGL FAM - 100% - 2017 Heated Area: 1936 HX Base Yr 2017											
33191 PRAIRIE PARKE PL, FERNANDINA BEACH											
BLD DATE 06/22/2023 MLU											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				312,843	
TOTAL MARKET OB/XF VALUE				5,928	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				383,771	
SOH/AGL Deduction				137,312	
ASSESSED VALUE				246,459	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				196,459	
TOTAL JUST VALUE				383,771	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				309,449	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326874	CO ISSUED	0	07/22/2013
B1326874	SFR	238,074	02/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1872/1293	7/31/2013	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					244,800
GRANTEE: LEIMANN ERNST & SIL					
1836/1956	1/24/2013	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					48,500
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W12 FSP=[YR=2013] N13 W27 S13 U2 R2 E6 D2 R2 E17 \$ W17 U2 L2 W6 D2 L2 W15 S36 FGR=[YR=2013] S32 E21 N32 W21 \$ E32 FOP=[YR=2013] S3 E8 N3 W1 N4 W6 S4 W1 \$ E1 N4 E6 S4 E15 N36 \$.											