

COMSTOCK MITCHELL S &/CLARKE JINA L
33169 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

26-2N-28-0553-0080-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0900 01 2,981 111.0140 131.83 392,985 2014 2014 0 0 4.00 96.00										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2015 Heated Area: 2481 HX Base Yr 2015										BUILDING MARKET VALUE 377,266									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 45,217									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 65,000									
Interior Floo 11 CLAY TILE 70																				TOTAL MARKET VALUE 487,483									
Interior Floo 14 CARPET 30																				SOH/AGL Deduction 178,919									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 308,564									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 258,564									
Bathrooms 3 100																				TOTAL JUST VALUE 487,483									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 384,135									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B2000371 SWIM POOL 22,000 01/14/2020									
MAP NUM MKT AREA 04																				B1428313 CO ISSUED 0 06/20/2014									
NEIGHBORHOOD/LOC 4041.00																				B1428313 NEW CONSTR 300,762 02/01/2014									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,481 100 2,481 313,987																													
FGR 660 55 363 45,940																													
FOP 57 30 17 2,151																													
FSP 300 40 120 15,187																													
TOTALS 3,498 2,981 377,266																													
EXTRA FEATURES										33169 PRAIRIE PARKE PL, FERNANDINA BEACH																			
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										BLD DATE 06/22/2023 MLU																			
1 0811 CONCRETE B 0 100 0 0 996.00 SF 5.20 5.20 100 2014 2014 3 95 4,920																													
2 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2014 2014 3 97 3,395																													
3 0855 CONC PAVER 0 100 5 12 60.00 SF 10.00 10.00 100 2014 2014 3 95 570																													
4 0911 SCRNM A 0 100 25 26 650.00 SF 17.50 17.50 100 2020 2020 3 93 10,579																													
5 0861 POOL GUNIT 0 100 18 14 252.00 SF 85.00 85.00 100 2020 2020 3 95 20,349																													
6 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2020 2020 3 93 1,860																													
7 0855 CONC PAVER 0 100 0 0 358.00 SF 10.00 10.00 100 2020 2020 3 99 3,544																													
LAND DESCRIPTION										TOTAL OB/XF 45,217																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000134 C SFR POND 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 65,000.00 65,000.00 65,000																													
REVIEW DATE 02/11/2021 BY KW										Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000										PRINTED 08/02/2023 BY SYS									