LOT 81
FLORA PARKE #5 PB 7/335

FLOR BARBARA ANN & TONY A
33139 PRAIRIE PARKE PLACE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

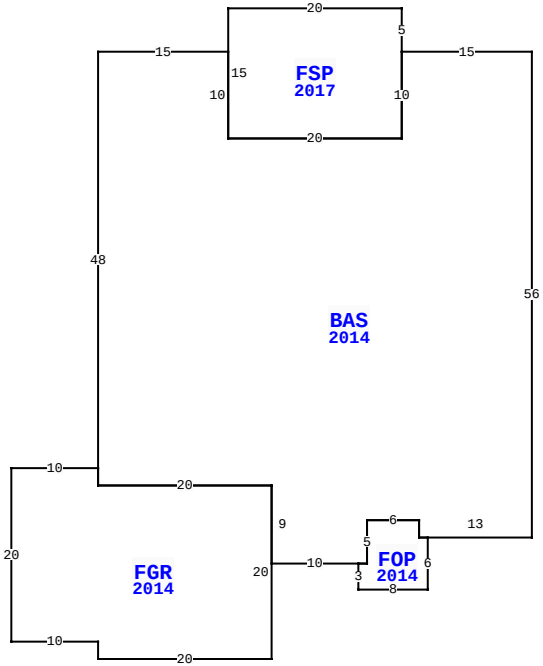
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,501	100	2,501	318,392
FGR	600	55	330	42,011
FOP	57	30	17	2,164
FSP	300	40	120	15,276
TOTALS	3,458		2,968	377,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,968	111.6720	132.61	393,586	2014	2014	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2022 Heated Area: 2501 HX Base Yr 2022



33139 PRAIRIE PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		377,843
TOTAL MARKET OB/XF VALUE		16,778
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		459,621
SOH/AGL Deduction		131,522
ASSESSED VALUE		328,099
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		278,099
TOTAL JUST VALUE		459,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327807	CO ISSUED	0	05/20/2014
B1327807	NEW CONSTR	309,518	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2510/0649	11/02/2021	WD	Q	I	02	500,000
GRANTOR: MCCARTHY JAMES L JR &						
GRANTEE: FLOR BARBARA ANN &						
2148/1981	9/29/2017	WD	Q	I	01	360,000
GRANTOR: BARCLAY ROBERT G & DE						
GRANTEE: MCCARTHY JAMES L JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FSP=[YR=2017] N5 W20 S15 E20 N10 $ S10 W20 N10 W15 S48 FGR=[YR=2014] W10 S20 E10 S2 E20 N20 W20 N2 $ S2 E20 S9 E10 FOP=[YR=2014] S3 E8 N6 W1 N2 W6 S5 W1 $ E1 N5 E6 S2 E13 N56 $.

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	0810	CONCRETE A	0	100	0	0	1,012.00	SF	6.50	6.50	100	2014	2014	3	95	6,249	
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	0462	ST/AL FNC	0	100	160	0	640.00	SF	10.00	10.00	100	2015	2015	3	81	5,184	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	
5	0855	CONC PAVER	0	100	0	0	175.00	SF	10.00	10.00	100	2015	2015	3	96	1,680	

LAND DESCRIPTION

TOTAL OB/XF 16,778

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	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 03/10/2018 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS