

LOT 84
IN OR 1921/979
FLORA PARKE #5 PB 7/335

COTTER MARIANNE E
33069 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0084-0000



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
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NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,001	100	2,001	256,428
FGR	660	55	363	46,519
FOP	63	30	19	2,435
FSP	252	40	101	12,943
PTO	112	5	6	769

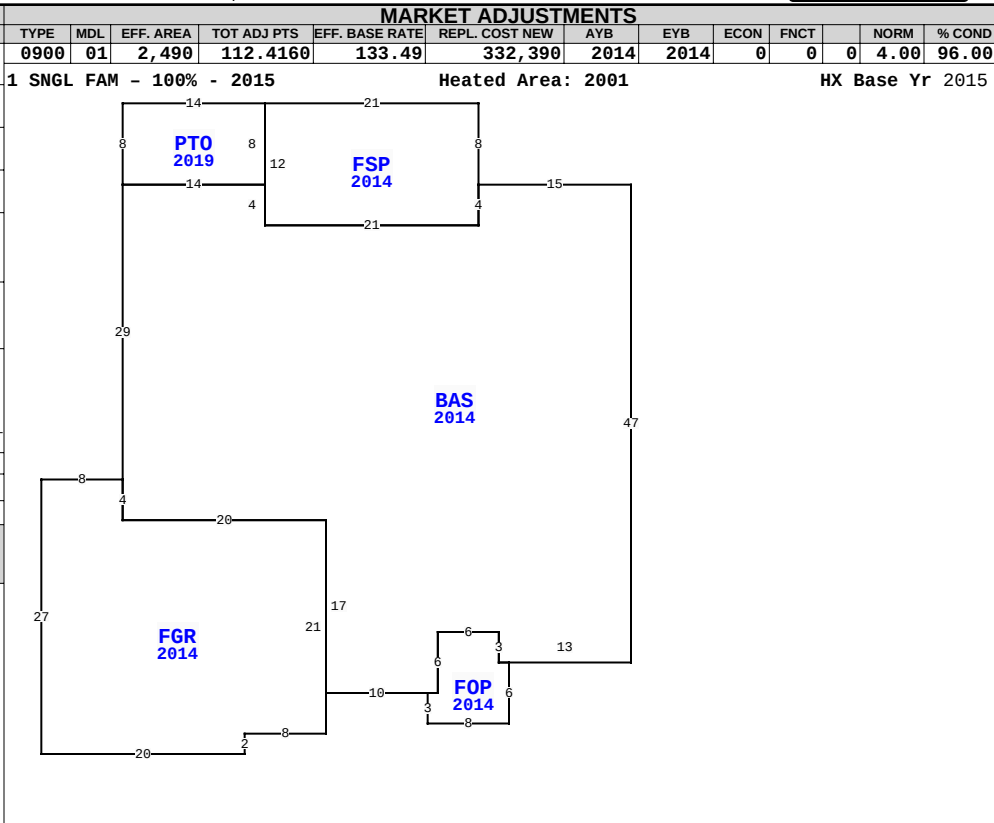
TOTALS	3,088		2,490	319,094
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EXTRA FEATURES

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
1	0810	CONCRETE A	0	100	0	0	950.00	SF	6.50	6.50	100	2014	2014	3	95	5,866	
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	125	0	500.00	SF	10.00	10.00	100	2014	2014	3	78	3,900	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	89	267	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

TOTAL OB/XF																	13,428
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TOTAL OB/XF																	13,428
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		319,094
TOTAL MARKET OB/XF VALUE		13,428
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		397,522
SOH/AGL Deduction		152,231
ASSESSED VALUE		245,291
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		190,291
TOTAL JUST VALUE		397,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328088	CO ISSUED	0	05/12/2014
P1317061	NEW CONSTR	0	12/01/2013
B1328088	NEW CONSTR	246,327	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1921/0979	5/22/2014	WD	Q	I	01	259,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COTTER JOSEPH T & M						
1894/1712	12/12/2013	WD	U	V	30	49,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2014] W15 FSP=[YR=2014] N8 W21 PTO=[YR=2019] W14 S8 E14 N8\$ S12 E21 N4 \$ S4 W21 N4 W14 S29 FGR=[YR=2014] W8 S27 E20 N2 E8 N21 W20 N4 \$ S4 E20 S17 E10 FOP=[YR=2014] S3 E8 N6 W1 N3 W6 S6 W1 \$ E1 N6 E6 S3 E13 N47 \$.