

LOT 85  
IN OR 1880/752  
FLORA PARKE #5 PB 7/335

WARREN JOHN T & CAROL  
33057 PRAIRIE PARKE PL  
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0085-0000



| 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 50   |
| Interior Floo            | 14  | CARPET 50      |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 3   | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 1.5 | 1.5 100        |
| 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       | 2,260            | 100         | 2,260        | 272,334              |
| FGR       | 640              | 55          | 352          | 42,416               |
| FOP       | 45               | 30          | 14           | 1,687                |
| FSP       | 248              | 40          | 99           | 11,930               |
| FUS       | 360              | 100         | 360          | 43,381               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,553 |  | 3,085 | 371,748 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 914.00 | SF | 5.20     |
| 2              | 0462       | ST/AL FNC   | 0   | 100 | 0 | 0 | 816.00 | SF | 10.00    |
| 3              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00   | UT | 3,500.00 |
| 4              | 0463       | FENCE GATE  | 0   | 100 | 0 | 0 | 2.00   | UT | 300.00   |
| 5              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 625.00 | SF | 10.00    |
| 6              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 140.00 | SF | 85.00    |
| 7              | 0911       | SCRN RM A   | 0   | 100 | 0 | 0 | 561.00 | SF | 17.50    |
| 8              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 421.00 | SF | 10.00    |

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

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0900                                                       | 01  | 3,085     | 106.2600    | 126.18         | 389,265        | 2013 | 2013 | 0    | 0    |
| 1 SNGL FAM - 100% - 2014 Heated Area: 2620 HX Base Yr 2014 |     |           |             |                |                |      |      |      |      |
|                                                            |     |           |             |                |                |      |      |      |      |
| 33057 PRAIRIE PARKE PL, FERNANDINA BEACH                   |     |           |             |                |                |      |      |      |      |
| BLD DATE: 06/22/2023 MLU                                   |     |           |             |                |                |      |      |      |      |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |           |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 4              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 371,748   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 46,445    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 65,000    |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 483,193   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 190,680   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 292,513   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 50,000    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 242,513   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 483,193   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 25,928    |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 361,287   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 22006949   | SWIM POOL   | 16,200 | 05/04/2022 |
| 22006787   | ADDITION    | 7,500  | 05/02/2022 |
| B1226563   | CO ISSUED   | 0      | 06/12/2013 |
| E1325748   | ELEC OTHER  | 0      | 01/01/2013 |
| M1317837   | H/AC        | 0      | 01/01/2013 |
| P1216239   | NEW CONSTR  | 0      | 11/01/2012 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1880/0752                      | 9/16/2013 | WD           | U      | I      | 11        | 100           |
| GRANTOR: SEDA CONSTRUCTION COM |           |              |        |        |           |               |
| GRANTEE: WARREN JOHN T & CAR   |           |              |        |        |           |               |
| 1866/0225                      | 6/20/2013 | WD           | Q      | I      | 02        | 279,900       |
| GRANTOR: SEDA CONSTRUCTION COM |           |              |        |        |           |               |
| GRANTEE: WARREN JOHN T & CAR   |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2013] W7 FSP=[YR=2019] N8 W31 S8 E31 \$ W43 S38<br>FGR=[YR=2013] W10 S20 E10 S2 E20N22 W20 \$ E20 S12 E11<br>FOP=[YR=2013] S5 E9 N5 W9 \$ E19 N50 \$ PTR= E30 FUS=[YR=2013]<br>E15 S24 W15 N24 \$W30 \$. |  |  |  |  |  |  |  |  |  |