

LOT 86
IN OR 1888/825
FLORA PARKE #5 PB 7/335

KITCHENS JOHN D & KIMBERLY A
33041 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0086-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

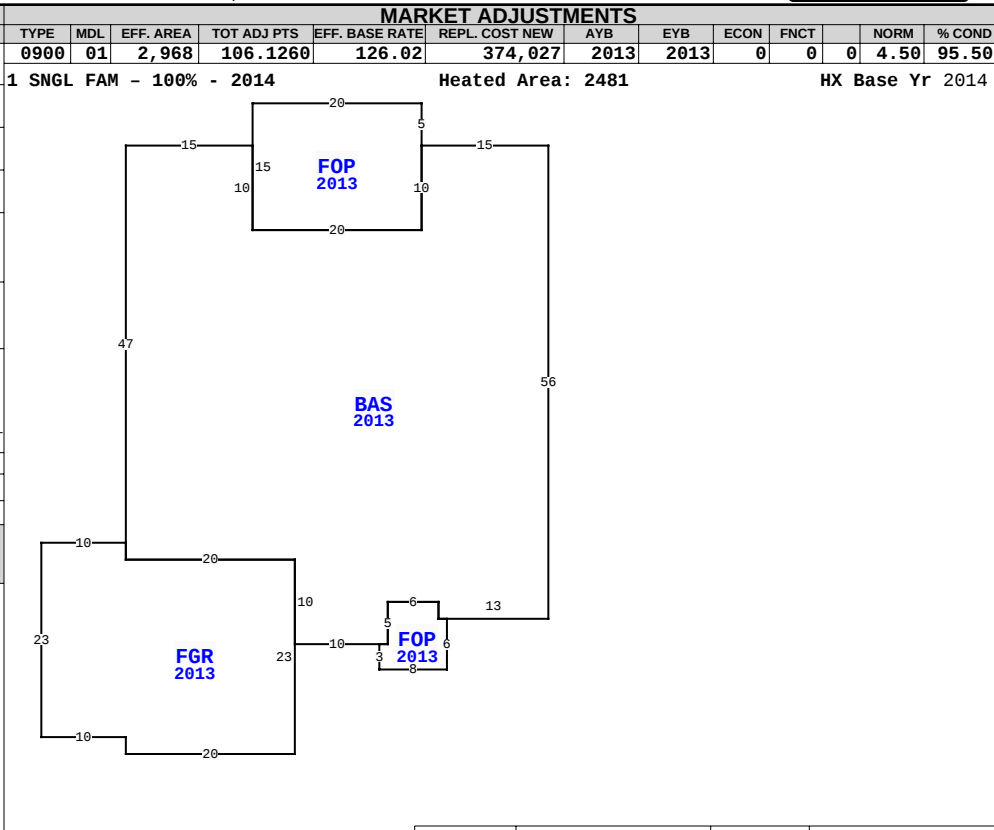
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,481	100	2,481	298,586
FGR	690	55	380	45,733
FOP	57	30	17	2,046
FOP	300	30	90	10,832

TOTALS	3,528		2,968	357,196
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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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2013
2	0811	CONCRETE B	0 100	0	0	972.00	SF	5.20	5.20	100	2013
3	0462	ST/AL FNC	0 100	245	0	980.00	SF	10.00	10.00	100	2013
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2013
5	0855	CONC PAVER	0 100	0	0	325.00	SF	10.00	10.00	100	2015

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



33041 PRAIRIE PARKE PL, FERNANDINA BEACH	BLD DATE	LGL DATE	06/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
2	0811	CONCRETE B	0 100	0	0	972.00	SF	5.20	5.20	100	2013	2013	3	95	4,802	
3	0462	ST/AL FNC	0 100	245	0	980.00	SF	10.00	10.00	100	2013	2013	3	75	7,350	
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	87	522	
5	0855	CONC PAVER	0 100	0	0	325.00	SF	10.00	10.00	100	2015	2015	3	96	3,120	

TOTAL OB/XF											
19,154											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		357,196	
TOTAL MARKET OB/XF VALUE		19,154	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		441,350	
SOH/AGL Deduction		209,826	
ASSESSED VALUE		231,524	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		181,524	
TOTAL JUST VALUE		441,350	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		349,314	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327180	C0 ISSUED	0	10/25/2013
M1318467	H/AC	0	07/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1888/0825	10/28/2013	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: KITCHENS JOHN D & K					271,600
1860/0156	5/30/2013	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					42,500
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W15 FOP=[YR=2013] N5 W20 S15 E20 N10 \$ S10 W20 N10 W15 S47 FGR=[YR=2013] W10 S23 E10 S2 E20 N23 W20 N2 \$ S2 E20 S10 E10 FOP=[YR=2013] S3 E8 N6 W1 N2 W6 S5 W1 \$ E1 N5 E6S2 E13 N56 \$.											