LOT 88
FLORA PARKE #5 PB 7/335

HUDGEL WESLEY D & DEBRA RENEE
33019 PRARIE PARKE PLACE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0088-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

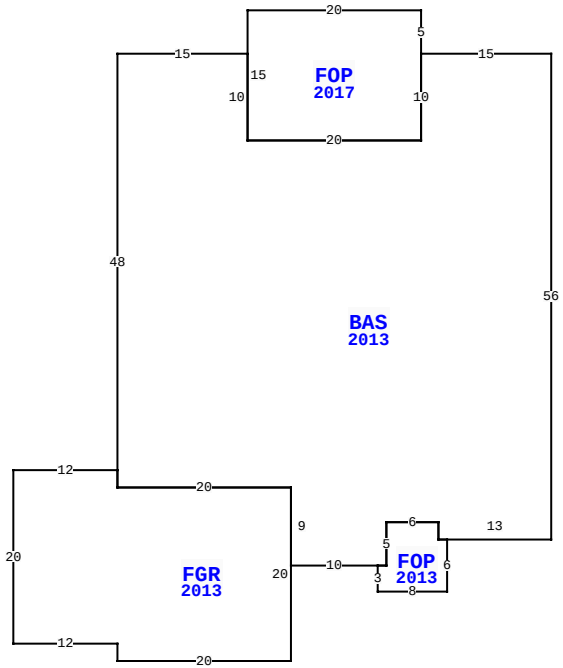
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,501	100	2,501	325,260
FGR	640	55	352	45,778
FOP	57	30	17	2,211
FOP	300	30	90	11,704
TOTALS	3,498		2,960	384,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,960	114.6800	136.18	403,093	2013	2013	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2023 Heated Area: 2501 HX Base Yr 2023



33019 PRAIRIE PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		384,954
TOTAL MARKET OB/XF VALUE		60,181
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		510,135
SOH/AGL Deduction		0
ASSESSED VALUE		510,135
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		460,135
TOTAL JUST VALUE		510,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906880	SCRN ENCLSR	1,125	08/01/2019
B1908374	SWIM POOL	48,251	08/01/2019
B1327078	ADDITION	0	05/01/2013
B1226532	CO ISSUED	0	04/16/2013
E25673	NEW CONSTR	0	12/01/2012
M1217807	H/AC	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2573/0084	6/22/2022	WD	Q	I	01	670,000
GRANTOR: COURNOYER RICHARD E &						
GRANTEE: HUDGEL WESLEY D & D						
2281/1199	6/06/2019	WD	Q	I	01	345,000
GRANTOR: SMITH SHERRY						
GRANTEE: COURNOYER RICHARD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 FOP=[YR=2017] N5 W20 S15 E20 N10 $ S10 W20 N10 W15 S48 FGR=[YR=2013] W12 S20 E12 S2 E20 N20 W20 N2 $ S2 E20 S9 E10 FOP=[YR=2013] 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	0811	CONCRETE B	0	100	0	0	862.00	SF	5.20	5.20	100	2013	2013	3	95	4,258	
2	0476	VF 6 SBPL	0	100	0	0	240.00	LF	32.00	32.00	100	2013	2013	3	87	6,682	
3	0911	SCRN RM A	0	100	45	24	980.00	SF	17.50	17.50	100	2019	2019	3	90	15,435	
4	0861	POOL GUNIT	0	100	0	0	345.00	SF	85.00	85.00	100	2019	2019	3	93	27,272	
5	0855	CONC PAVER	0	100	0	0	660.00	SF	10.00	10.00	100	2019	2019	3	99	6,534	

LAND DESCRIPTION

TOTAL OB/XF 60,181

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	000100	C	SFR	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 12/27/2019 BY KW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS