

LOT 95
IN OR 2130/1720
FLORA PARKE #5 PB 7/335

BARRY SHANNON M & LISA J
33114 PRAIRIE PARKE PLACE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0095-0000



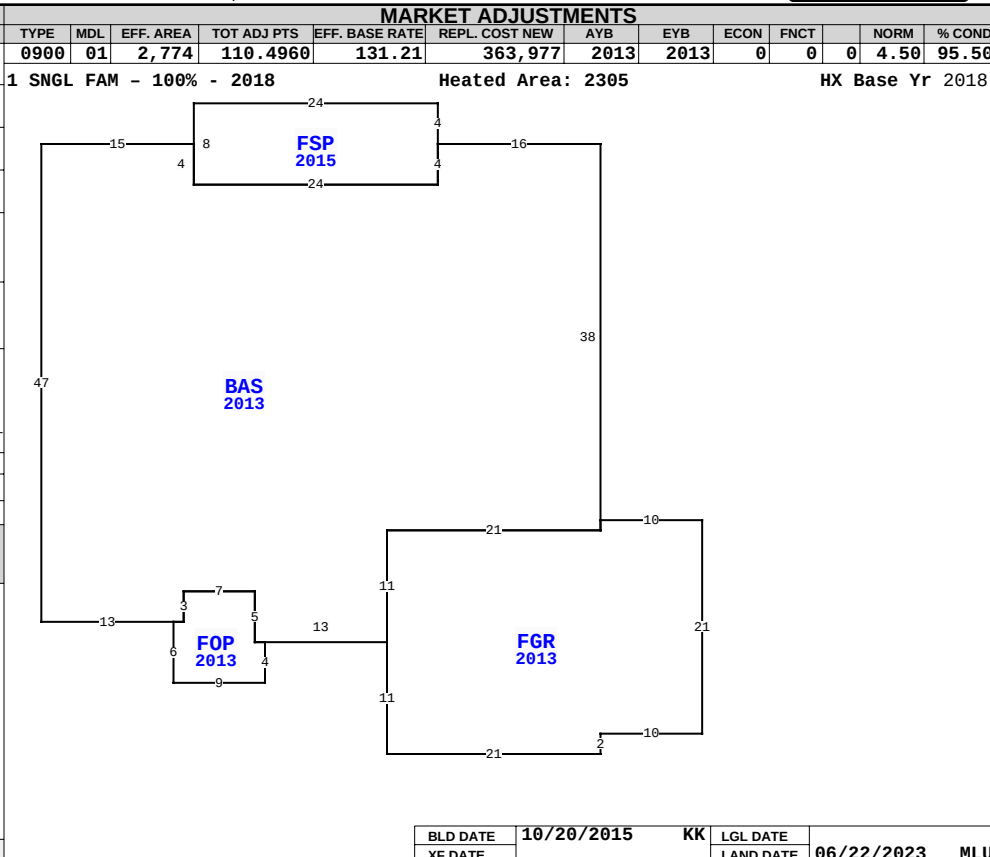
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,305	100	2,305	288,829
FGR	672	55	370	46,363
FOP	73	30	22	2,757
FSP	192	40	77	9,648
TOTALS	3,242		2,774	347,598

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	0811	CONCRETE B	0	100	0	0	987.00	SF	5.20	5.20	100	2013	2013	3	95	4,876	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
3	0911	SCRN RM A	0	100	0	0	1,161.00	SF	17.50	17.50	100	2015	2015	3	74	15,035	
4	0855	CONC PAVER	0	100	0	0	491.00	SF	10.00	10.00	100	2015	2015	3	96	4,714	
5	0861	POOL GUNIT	0	100	0	0	309.00	SF	85.00	85.00	100	2015	2015	3	81	21,275	
6	0855	CONC PAVER	0	100	0	0	752.00	SF	10.00	10.00	100	2015	2015	3	96	7,219	
7	1076	TRELLIS A	0	100	10	8	80.00	SF	7.50	7.50	100	2015	2015	3	81	486	

LAND DESCRIPTION			TOTAL OB/XF 56,965													
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
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

REVIEW DATE 05/11/2020 BY KWA



BLD DATE	10/20/2015	KK	LGL DATE	
XF DATE			LAND DATE	06/22/2023
INC DATE			AG DATE	MLU
33114 PRAIRIE PARKE PL, FERNANDINA BEACH				

TOTAL OB/XF 56,965																
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
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

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		347,598	
TOTAL MARKET OB/XF VALUE		56,965	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		469,563	
SOH/AGL Deduction		195,672	
ASSESSED VALUE		273,891	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		223,891	
TOTAL JUST VALUE		469,563	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		368,840	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530913	SCRNENC	40,523	07/01/2015
B1530543	SWIM POOL	34,140	06/01/2015
B1327561	CO ISSUED	0	01/29/2014
P1316787	NEW CONSTR	0	08/01/2013
B1327561	NEW CONSTR	276,054	08/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2130/1720	6/29/2017	WD	Q	I	01	360,000
GRANTOR: NORMAN KENNETH C & DE						
GRANTEE: BARRY SHANNON M & L						
1939/0656	9/16/2014	WD	Q	I	01	270,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: NORMAN KENNETH C &						

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
BAS=[YR=2013] W16 FSP=[YR=2015] N4 W24 S8 E24 N4 \$ S4 W24 N4 W15 S47 E13 FOP=[YR=2013] S6 E9 N4 W1 N5 W7 S3 W1 \$ E1 N3 E7 S5 E13 FGR=[YR=2013] S11 E21 N2 E10 N21 W10 S1 W21 S11 \$ N11 E21 N38 \$.																

PRINTED 08/02/2023 BY SYS