



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
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	1,882	100	1,882	252,351
FGR	657	55	361	48,405
FOP	66	30	20	2,682
FSP	308	40	123	16,493
FST	15	55	8	1,073
TOTALS	2,928		2,394	321,003

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
1	0812	CONCRETE C	0	0	0	0	1,230.00	SF	4.00	4.00	100	2015	2015
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2015	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	DPH FACT	% COND
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,394	117.0120	138.95	332,646	2015	2015	0	0	0	3.50	96.50	
1 SNGL FAM - 0% - 2023 Heated Area: 1882 HX Base Yr													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													
06/22/2023											MLU		

33172 PRAIRIE PARKE PL, FERNANDINA BEACH													
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		321,003	
TOTAL MARKET OB/XF VALUE		8,118	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		394,121	
SOH/AGL Deduction		0	
ASSESSED VALUE		394,121	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		394,121	
TOTAL JUST VALUE		394,121	
NCON VALUE		329,121	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,761	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530777	CO ISSUED	0	12/08/2015
B1530777	NEW CONSTR	280,287	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2271/1778	4/30/2019	WD	Q	I	01	313,000
GRANTOR: SHRECK GARY P & LAURA						
GRANTEE: VELLUCCI ANTHONY J						
2020/0582	12/17/2015	WD	Q	I	01	270,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SHRECK GARY P & LAU						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2015] W13 FSP=[YR=2019] N14 W22 S14 E22\$ W37 S38 E11 FOP=[YR=2015] S4 E12 N4 W3 N3 W6 S3 W3\$ E3 N3 E6 S3 E9 FGR=[YR=2015] S32 E21 N32 W5 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W11\$ E21 N38\$.													