LOT 100
FLORA PARKE #5 PB 7/335

LIBERATORE PATRICIA A L/E/
33196 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0100-0000

BUILDING CHARACTERISTICS

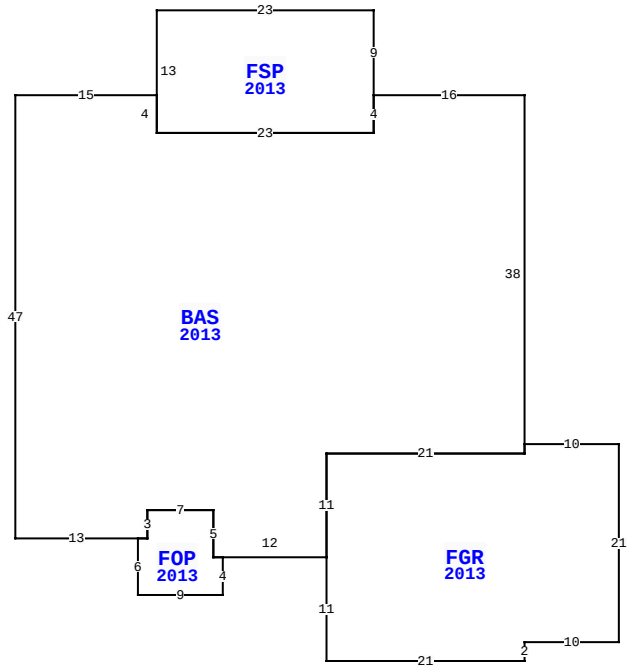
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,260	100	2,260	276,069
FGR	672	55	370	45,197
FOP	73	30	22	2,687
FSP	299	40	120	14,658
TOTALS	3,304		2,772	338,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,772	107.7120	127.91	354,567	2013	2013	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2021 Heated Area: 2260 HX Base Yr 2021



33196 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		338,611
TOTAL MARKET OB/XF VALUE		13,786
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		417,397
SOH/AGL Deduction		127,938
ASSESSED VALUE		289,459
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		239,459
TOTAL JUST VALUE		417,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327859	SCRNWAL	1,150	10/01/2013
B1326873	SFR	275,149	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/1378	9/20/2022	LE	U	I	11	100
GRANTOR: LIBERATORE PATRICIA A						
GRANTEE: DANIELS STEPHEN GEN						
2402/0456	9/21/2020	WD	Q	I	01	338,500
GRANTOR: LEONE RICHARD J JR &						
GRANTEE: LIBERATORE PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 FSP=[YR=2013] N9 W23 S13 E23 N4 $ S4 W23 N4 W15 S47 E13 FOP=[YR=2013] S6 E9 N4 W1 N5 W7 S3 W1 $ E1 N3 E7 S5 E12 FGR=[YR=2013] S11 E21 N2 E10 N21 W10 S1 W21 S11 $ N11 E21 N38 $.

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	1,108.00	SF	5.20	5.20	100	2013	2013	3	95	5,474	
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	0855	CONC PAVER	0	100	9	11	99.00	SF	10.00	10.00	100	2013	2013	3	95	941	
4	0462	ST/AL FNC	0	100	125	0	500.00	SF	10.00	10.00	100	2013	2013	3	75	3,750	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 13,786

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 04/20/2018 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS