LOT 101
IN OR 1689/265
FLORA PARKE #5 PB 7/335

MUNIZ REY A & JANET
33206 PRAIRIE PARK PLACE
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0553-0101-0000

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 50
Interior Floo	13	LVT/LAMNT 50
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

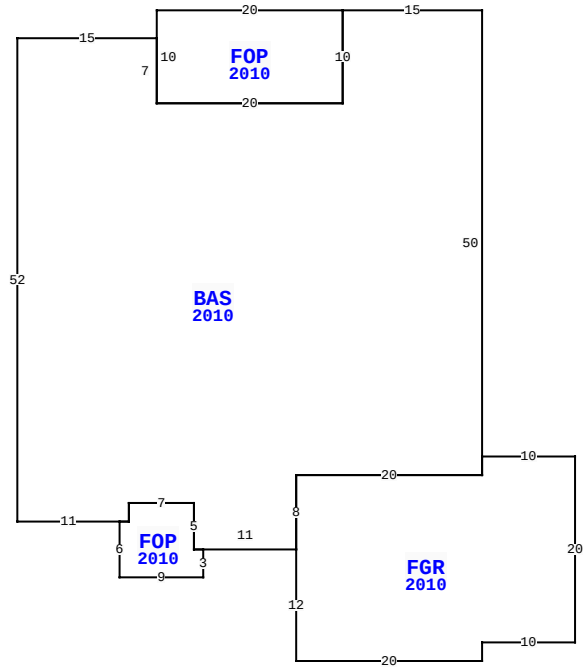
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,424	100	2,424	302,615
FGR	600	55	330	41,197
FOP	65	30	20	2,497
FOP	200	30	60	7,491
TOTALS	3,289		2,834	353,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,834	111.8400	132.81	376,384	2010	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2011 Heated Area: 2424 HX Base Yr 2011



33206 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		353,801
TOTAL MARKET OB/XF VALUE		27,328
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		446,129
SOH/AGL Deduction		207,891
ASSESSED VALUE		238,238
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		188,238
TOTAL JUST VALUE		446,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429200	SCRNENCCL	12,768	08/01/2014
C23351	CO ISSUED	0	07/12/2010
M15220	MECH OTHER	0	04/01/2010
E22484	ELEC OTHER	0	03/01/2010
P14197	OTHER	0	03/01/2010
B23351	NEW CONSTR	304,766	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1689/0265	7/16/2010	WD	Q	I	01	263,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MUNIZ REY A & JANET						
1654/1155	12/15/2009	WD	U	V	30	49,900
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W15 FOP=[YR=2010] W20 S10 E20 N10 $ S10 W20 N7 W15 S52 E11 FOP=[YR=2010] S6 E9 N3 W1 N5 W7 S2 W1 $ E1 N2 E7 S5 E11 FGR=[YR=2010] S12 E20 N2 E10 N20 W10 S2 W20 S8 $ N8 E20 N50 $.

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	814.00	SF	5.20	5.20	100	2010	2010	3	92	3,894	
2	0855	CONC PAVER	0	100	0	0	960.00	SF	10.00	10.00	100	2014	2014	3	95	9,120	
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2014	2014	3	89	5,126	
4	0911	SCRN RM A	0	100	0	0	750.00	SF	17.50	17.50	100	2014	2014	3	70	9,188	

LAND DESCRIPTION

TOTAL OB/XF 27,328

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	0003	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