LOT 78
IN OR 2166/48
FLORA PARKE #5 PB 7/335

CLARK TERRIE-DAWN
33217 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0078-0000

BUILDING CHARACTERISTICS

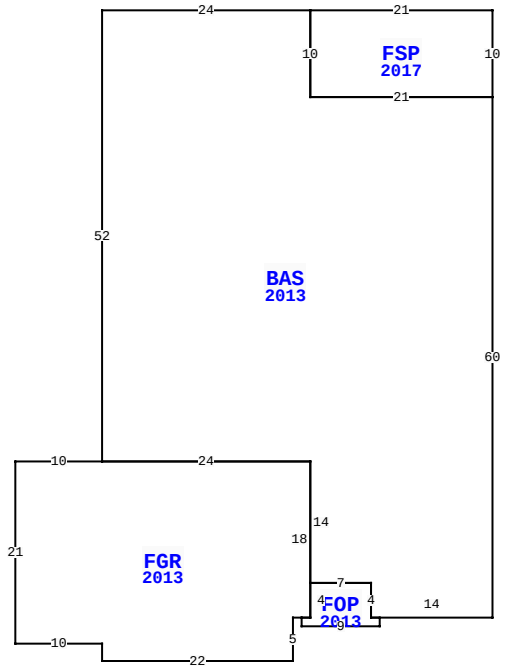
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,480	100	2,480	327,767
FGR	752	55	414	54,716
FOP	37	30	11	1,454
FSP	210	40	84	11,102
TOTALS	3,479		2,989	395,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,989	111.2960	139.12	415,830	2013	2013	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2018 Heated Area: 2480 HX Base Yr 2018



33217 PRAIRIE PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		395,038
TOTAL MARKET OB/XF VALUE		16,407
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		486,445
SOH/AGL Deduction		162,496
ASSESSED VALUE		323,949
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		273,949
TOTAL JUST VALUE		486,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327067	CO ISSUED	0	01/07/2014
E1326175	NEW CONSTR	0	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2166/0048	12/21/2017	WD	Q	I	02	365,000
GRANTOR: DAVIS MICHAEL T & SHA						
GRANTEE: CLARK TERRIE-DAWN						
1912/0395	3/28/2014	WD	Q	I	02	303,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DAVIS MICHAEL T & S						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W21 BAS=[YR=2013] W24 S52 FGR=[YR=2013] W10 S21 E10 S2 E22 N5 E1 FOP=[YR=2013] S1 E9 N1 W1 N4 W7 S4 W1 $ E1 N18 W24 $ E24 S14 E7 S4 E14 N60 W21 N10 $ S10 E21 N10 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
2	0811	CONCRETE B	0	100	0	0	770.00	SF	5.20	5.20	100	2013	2013	3	94	3,764	
3	0855	CONC PAVER	0	100	0	0	440.00	SF	10.00	10.00	100	2015	2015	3	95	4,180	
4	0462	ST/AL FNC	0	100	155	0	620.00	SF	10.00	10.00	100	2015	2015	3	78	4,836	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 16,407

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS