

LOT 79
IN OR 1872/1293
FLORA PARKE #5 PB 7/335

LEIMANN ERNST & SILWIA
33191 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0079-0000



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		3 100
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	1,936	100	1,936	258,445
FGR	672	55	370	49,392
FOP	48	30	14	1,869
FSP	335	40	134	17,889
TOTALS	2,991		2,454	327,594

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	1,200.00	SF	5.20	5.20	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	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	2,454	112.4160	140.52	344,836	2013	2013	0	0	5.00	95.00
1 SNGL FAM - 100% - 2017 Heated Area: 1936 HX Base Yr 2017											
33191 PRAIRIE PARKE PL, FERNANDINA BEACH											

TOTAL OB/XF											
5,866											
04/08/2024 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										327,594	
TOTAL MARKET OB/XF VALUE										5,866	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										408,460	
SOH/AGL Deduction										154,607	
ASSESSED VALUE										253,853	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										203,853	
TOTAL JUST VALUE										408,460	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										383,771	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326874	C0 ISSUED	0	07/22/2013
B1326874	SFR	238,074	02/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1872/1293	7/31/2013	WD	Q	I	02	244,800	
GRANTOR:SEDA CONSTRUCTION COM							
GRANTEE:LEIMANN ERNST & SIL							
1836/1956	1/24/2013	WD	U	V	30	48,500	
GRANTOR:FLORA PARKE DEVELOPME							
GRANTEE:SEDA CONSTRUCTION C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2013] W12 FSP=[YR=2013] N13 W27 S13 U2 R2 E6 D2 R2 E17 \$ W17 U2 L2 W6 D2 L2 W15 S36 FGR=[YR=2013] S32 E21 N32 W21 \$ E32 FOP=[YR=2013] S3 E8 N3 W1 N4 W6 S4 W1 \$ E1 N4 E6 S4 E15 N36 \$.											