LOT 83
IN OR 2212/135
FLORA PARKE #5 PB 7/335

VALVO JOHN J & LAURA A
33093 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

**2024**

**26-2N-28-0553-0083-0000**

## BUILDING CHARACTERISTICS

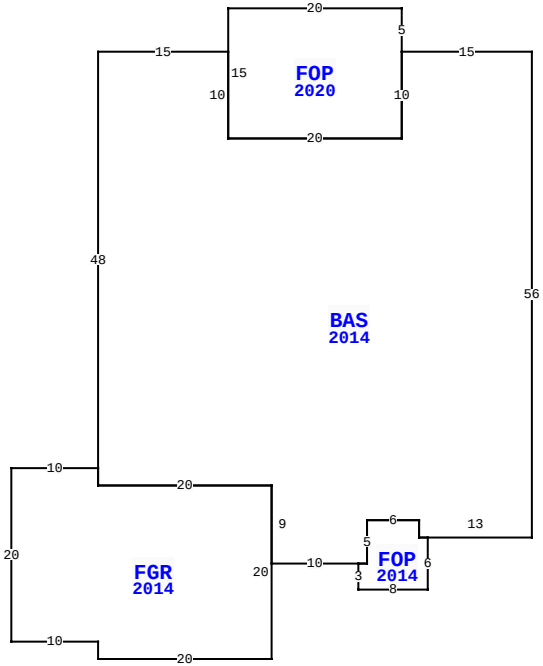
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 2,501 | 100 | 2,501 | 316,853 |
| FGR | 600 | 55 | 330 | 41,808 |
| FOP | 57 | 30 | 17 | 2,154 |
| FOP | 300 | 30 | 90 | 11,402 |
| TOTALS | 3,458 | | 2,938 | 372,216 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,938 | 106.1260 | 132.66 | 389,755 | 2014 | 2014 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SNGL FAM – 100% - 2019 Heated Area: 2501 HX Base Yr 2019




33093 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 | | 372,216 |
| TOTAL MARKET OB/XF VALUE | | 97,922 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 545,138 |
| SOH/AGL Deduction | | 187,098 |
| ASSESSED VALUE | | 358,040 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 308,040 |
| TOTAL JUST VALUE | | 545,138 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 521,355 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2011925 | SWIM POOL | 64,468 | 12/02/2020 |
| B1530206 | ADDITION | 8,150 | 04/01/2015 |
| B1428970 | CO ISSUED | 0 | 11/12/2014 |
| N1428970 | NEW CONSTR | 311,835 | 06/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2212/0135 | 7/20/2018 | WD | Q | I | 01 | 335,000 |
| GRANTOR: MACK FRANKLIN D TRUST | | | | | | |
| GRANTEE: VALVO JOHN J & LAUR | | | | | | |
| 2009/1980 | 9/19/2015 | WD | U | I | 11 | 100 |
| GRANTOR: MACK FRANKLIN D | | | | | | |
| GRANTEE: FRANKLIN D MACK REV | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W15 FOP=[YR=2020] N5 W20 S15 E20 N10 $ S10 W20 N10 W15 S48 FGR=[YR=2014] W10 S20 E10 S2 E20 N20 W20 N2 $ S2 E20S9 E10 FOP=[YR=2014] S3 E8 N6 W1 N2 W6 S5 W1 $ E1 N5 E6 S2 E13 N56$.

## 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 | 2014 | 2014 | 3 | 95 | 4,021 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2014 | 2014 | 3 | 96 | 3,360 | |
| 3 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 800.00 | SF | 10.00 | 10.00 | 100 | 2015 | 2015 | 3 | 78 | 6,240 | |
| 4 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2015 | 2015 | 3 | 89 | 534 | |
| 5 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,586.00 | SF | 21.88 | 21.88 | 100 | 2021 | 2021 | 3 | 93 | 32,265 | |
| 6 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 430.00 | SF | 85.00 | 85.00 | 100 | 2021 | 2021 | 3 | 95 | 34,723 | |
| 7 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,156.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 11,444 | |
| 8 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2021 | 2021 | 3 | 93 | 1,860 | |
| 9 | 0855 | CONC PAVER | 0 | 100 | 27 | 13 | 351.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 3,475 | |

## LAND DESCRIPTION

TOTAL OB/XF 97,922

| 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 08/10/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS