

LOT 90
IN OR 1832/316
FLORA PARKE #5 PB 7/335

RITSMA JAMES M & CANDACE N
33004 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0090-0000



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	14	CARPET 50
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

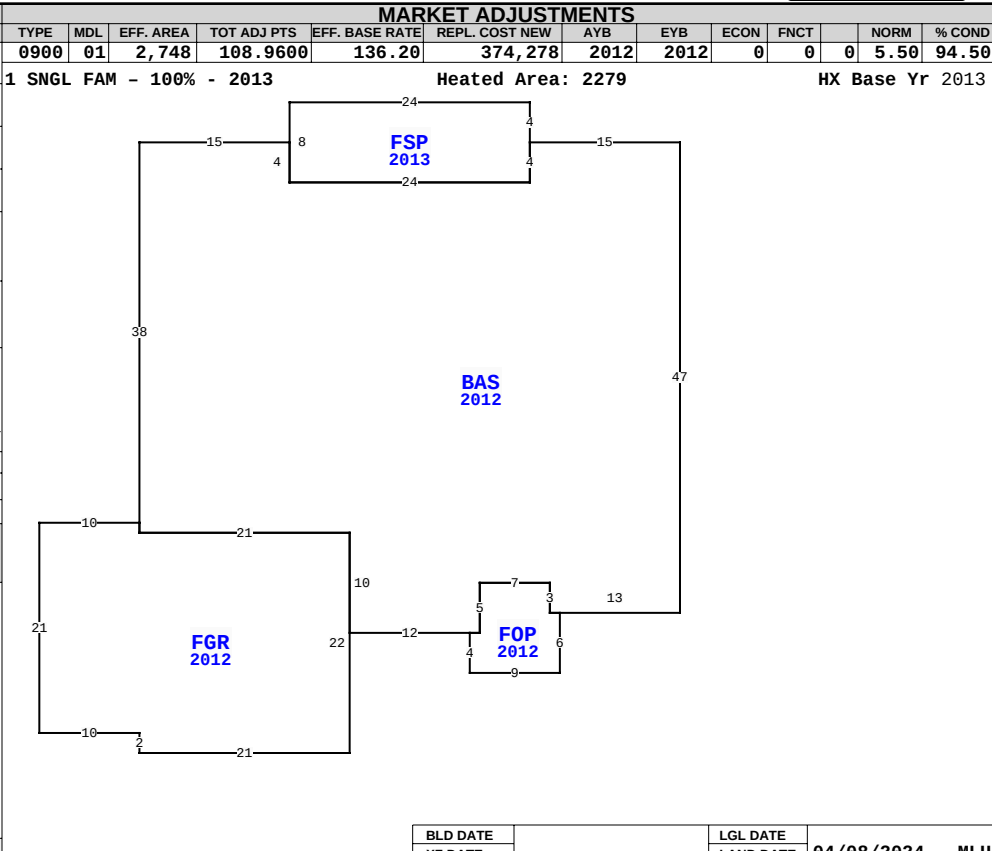
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,279	100	2,279	293,328
FGR	672	55	370	47,622
FOP	73	30	22	2,831
FSP	192	40	77	9,910
TOTALS	3,216		2,748	353,693

L N	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	2012	2012	3	95	3,325	
2	0811	CONCRETE B	0 100	0	0	801.00	SF	5.20	5.20	100	2012	2012	3	93	3,874	

LAND DESCRIPTION			TOTAL OB/XF 7,199													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 05/11/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS



33004 PRAIRIE PARKE PL, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		353,693	
TOTAL MARKET OB/XF VALUE		7,199	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		435,892	
SOH/AGL Deduction		208,568	
ASSESSED VALUE		227,324	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		177,324	
TOTAL JUST VALUE		435,892	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		410,061	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326816	ADDITION	1,000	01/01/2013
C1226175	CO ISSUED	0	11/28/2012
E25331	NEW CONSTR	0	08/01/2012
M17515	H/AC	0	08/01/2012
E25246	NEW CONSTR	0	07/01/2012
B26175	NEW CONSTR	266,945	07/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1832/0316	12/21/2012	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: RITSMA JAMES MELVIN					
1802/1863	7/11/2012	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					42,500
GRANTEE: SEDA CONSTRUCTION CO					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2012] W15 FSP=[YR=2013] N4 W24 S8 E24 N4 \$ S4 W24 N4 W15 S38 FGR=[YR=2012] W10 S21 E10 S2 E21 N22 W21 N1 \$ S1 E21 S10 E12 FOP=[YR=2012] S4 E9 N6 W1 N3 W7 S5 W1 \$ E1 N5 E7 S3 E13 N47 \$.					