LOT 94
IN OR 1894/1231
FLORA PARKE #5 PB 7/335

DYBALSKI GREGORY & BONNIE BLOCKER
3802 WINGLEAF CT
ROCKVILLE, MD 20853

2024

26-2N-28-0553-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

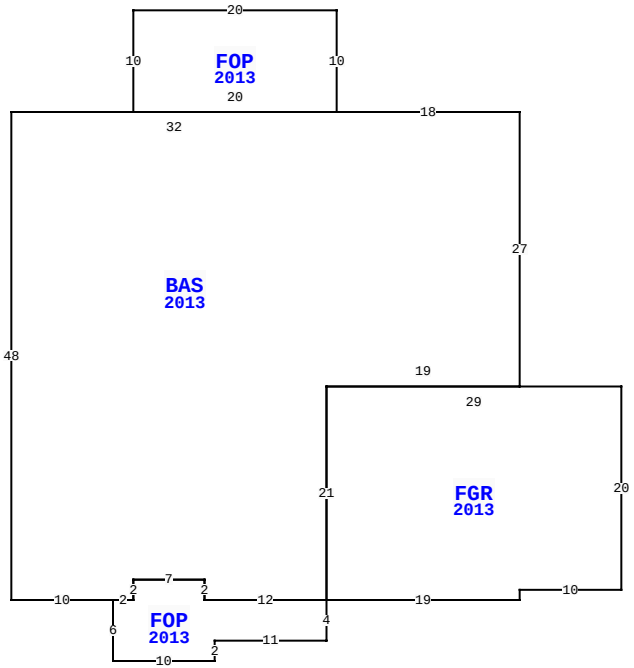
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,987	100	1,987	273,086
FGR	599	55	329	45,216
FOP	118	30	35	4,810
FOP	200	30	60	8,246
TOTALS	2,904		2,411	331,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,411	115.7380	144.67	348,799	2013	2013	0	0	0	5.00	95.00

1 SNGL FAM – 0% - 0 Heated Area: 1987 HX Base Yr



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

33100 PRAIRIE PARKE PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	331,359
TOTAL MARKET OB/XF VALUE	8,468
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	414,827
SOH/AGL Deduction	72,464
ASSESSED VALUE	342,363
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	342,363
TOTAL JUST VALUE	414,827
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327278	CO ISSUED	0	11/22/2013
E1326512	NEW CONSTR	0	08/01/2013
B1327278	NEW CONSTR	244,968	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1894/1231	12/06/2013	WD	Q	I	02	254,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DYBALSKI GREGORY &						
1870/0188	7/17/2013	WD	U	V	30	42,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W18 FOP=[YR=2013] N10 W20 S10 E20 $ W32 S48 E10 FOP=[YR=2013] S6 E10 N2 E11 N4 FGR=[YR=2013] E19 N1 E10 N20 W29 S21 $ W12 N2 W7 S2 W2 $ E2 N2 E7 S2 E12 N21 E19 N27 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
2	0811	CONCRETE B	0	0	0	0	1,045.00	SF	5.20	5.20	100	2013	2013	3	94	5,108	

LAND DESCRIPTION

TOTAL OB/XF 8,468

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	0		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