

LOT 101
IN OR 1689/265
FLORA PARKE #5 PB 7/335

MUNIZ REY A & JANET
33206 PRAIRIE PARK PLACE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0553-0101-0000



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	13	LVT/LAMNT 50
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

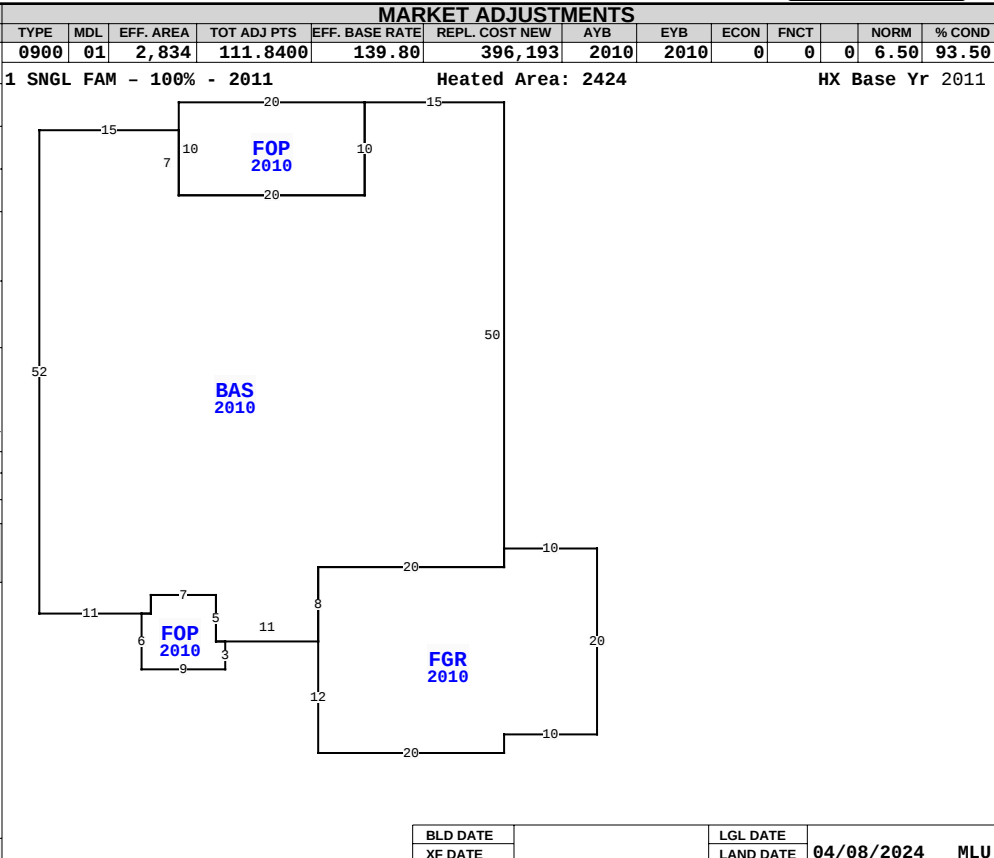
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,424	100	2,424	316,848
FGR	600	55	330	43,135
FOP	65	30	20	2,614
FOP	200	30	60	7,843
TOTALS	3,289		2,834	370,440

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	0811	CONCRETE B	0	100	0	0	814.00	SF	5.20	5.20	100	2010	2010	3	91	3,852	
2	0855	CONC PAVER	0	100	0	0	960.00	SF	10.00	10.00	100	2014	2014	3	95	9,120	
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2014	2014	3	87	5,011	
4	0911	SCRN RM A	0	100	0	0	750.00	SF	17.50	17.50	100	2014	2014	3	65	8,531	

LAND DESCRIPTION			TOTAL OB/XF 26,514													
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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 05/12/2019 BY KBA



33206 PRAIRIE PARKE PL, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/08/2024
										INC DATE		AG DATE	MLU

TOTAL OB/XF 26,514																
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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		370,440	
TOTAL MARKET OB/XF VALUE		26,514	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		471,954	
SOH/AGL Deduction		226,569	
ASSESSED VALUE		245,385	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		195,385	
TOTAL JUST VALUE		471,954	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		446,129	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429200	SCRNENCL	12,768	08/01/2014
C23351	CO ISSUED	0	07/12/2010
M15220	MECH OTHER	0	04/01/2010
E22484	ELEC OTHER	0	03/01/2010
P14197	OTHER	0	03/01/2010
B23351	NEW CONSTR	304,766	03/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1689/0265	7/16/2010	WD	Q	I	01	263,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MUNIZ REY A & JANET						
1654/1155	12/15/2009	WD	U	V	30	49,900
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W15 FOP=[YR=2010] W20 S10 E20 N10 \$ S10 W20 N7 W15 S52 E11 FOP=[YR=2010] S6 E9 N3 W1 N5 W7 S2 W1 \$ E1 N2 E7 S5 E11 FGR=[YR=2010] S12 E20 N2 E10 N20 W10 S2 W20 S8 \$ N8 E20 N50 \$.									

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