LOT 74
IN OR 2149/663
FLORA PARKE #5 PB 7/335

BLACK MAUREEN
33275 PRAIRIE PARKE PLACE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0074-0000

BUILDING CHARACTERISTICS

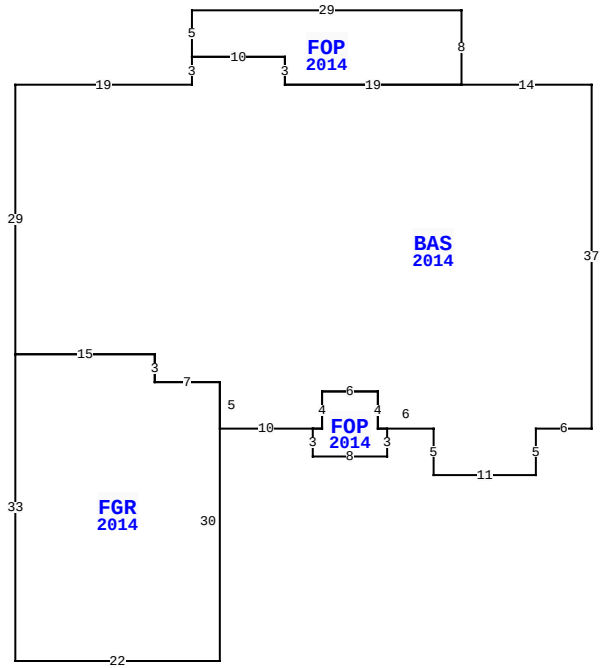
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100	2014	2,200	315,423
FGR	705	55	2014	388	55,629
FOP	48	30	2014	14	2,007
FOP	202	30	2014	61	8,746
TOTALS	3,155			2,663	381,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,663	114.3360	150.92	401,900	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2018 Heated Area: 2200 HX Base Yr 2018



33275 PRAIRIE PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 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		381,805
TOTAL MARKET OB/XF VALUE		22,739
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		489,544
SOH/AGL Deduction		222,451
ASSESSED VALUE		267,093
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		211,371
TOTAL JUST VALUE		489,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531336	SCRN	4,250	10/01/2015
B1327805	CO ISSUED	0	05/28/2014
B1327805	NEW CONSTR	277,909	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2149/0663	9/29/2017	WD	Q	I	01	310,000
GRANTOR: SIMPSON BOB G & SANDR						
GRANTEE: BLACK MAUREEN						
1954/1978	12/15/2014	WD	Q	I	01	266,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SIMPSON SANDRA L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W14 FOP=[YR=2014] N8 W29 S5 E10 S3 E19 $ W19 N3 W10 S3 W19 S29 FGR=[YR=2014] S33 E22 N30 W7 N3 W15 $ E15 S3 E7 S5 E10 FOP=[YR=2014] S3 E8 N3 W1 N4 W6 S4 W1 $ E1 N4 E6 S4 E6 S5 E11 N5 E6 N37 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
2	0810	CONCRETE A	0	100	0	0	1,216.00	SF	6.50	6.50	100	2014	2014	3	94	7,430	
3	0911	SCRN RM A	0	100	0	0	220.00	SF	17.50	17.50	100	2015	2015	3	65	2,503	
4	0855	CONC PAVER	0	100	0	0	352.00	SF	10.00	10.00	100	2015	2015	3	95	3,344	
5	0462	ST/AL FNC	0	100	0	0	744.00	SF	10.00	10.00	100	2015	2015	3	75	5,580	
6	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	87	522	

LAND DESCRIPTION

TOTAL OB/XF 22,739

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	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/11/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS