LOT 75
FLORA PARKE #5 PB 7/335

GIBSON LEA D L/E/
33261 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0075-0000

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		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

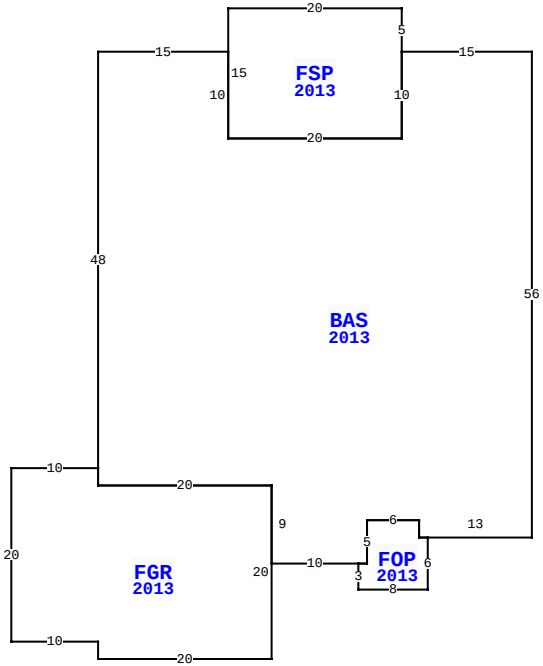
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,501	100	2013	2,501	338,705
FGR	600	55	2013	330	44,691
FOP	57	30	2013	17	2,302
FSP	300	40	2013	120	16,251
TOTALS	3,458			2,968	401,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,968	108.5700	143.31	425,344	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2022 Heated Area: 2501 HX Base Yr



33261 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		401,950
TOTAL MARKET OB/XF VALUE		7,552
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		494,502
SOH/AGL Deduction		30,149
ASSESSED VALUE		464,353
TOTAL EXEMPTION VALUE	13	464,353
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		494,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326945	ADDITION	0	03/01/2013
E1225485	NEW CONSTR	0	10/01/2012
M1217657	H/AC	0	10/01/2012
B26395	NEW CONSTR	291,496	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1627	12/12/2022	LE	U	I	11	100
GRANTOR: GIBSON LEA D						
GRANTEE: GIBSON LACIE						
1844/0052	2/28/2013	WD	Q	I	02	275,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GIBSON JEFFREY M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 FSP=[YR=2013] N5 W20 S15 E20 N10 $ S10 W20 N10 W15 S48 FGR=[YR=2013] W10 S20 E10 S2 E20 N20 W20 N2 $ S2 E20 S9 E10 FOP=[YR=2013] 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	95	3,325	
2	0811	CONCRETE B	0	100	0	0	874.00	SF	5.20	5.20	100	2013	2013	3	93	4,227	

LAND DESCRIPTION

TOTAL OB/XF 7,552

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