LOT 76
FLORA PARKE #5 PB 7/335

FRIEZE MARTHA L L/E/
33247 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0076-0000

BUILDING CHARACTERISTICS

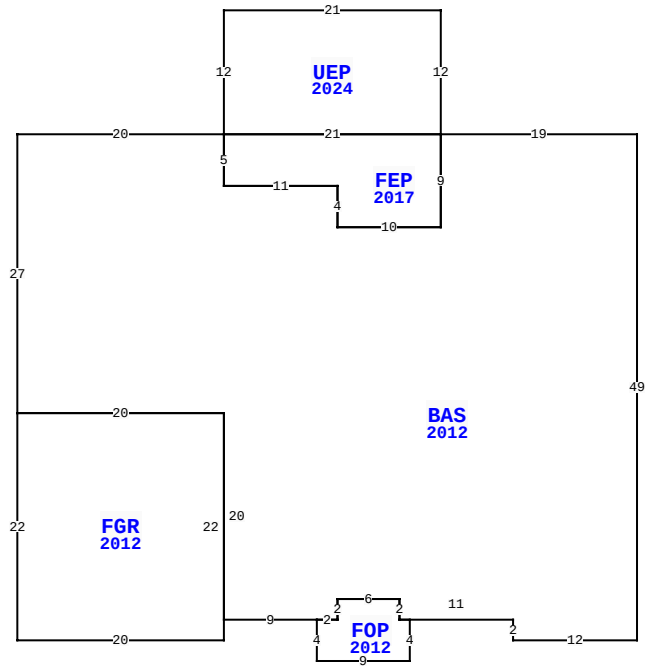
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,287	100	2012	2,287	310,278
FEP	145	80	2017	116	15,737
FGR	440	55	2012	242	32,832
FOP	48	30	2012	14	1,900
UEP	252	60	2024	151	20,486
TOTALS	3,172			2,810	381,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,810	109.3440	144.33	405,567	2012	2012	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2013 Heated Area: 2287 HX Base Yr 2013



33247 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		381,233
TOTAL MARKET OB/XF VALUE		6,581
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		472,814
SOH/AGL Deduction		230,819
ASSESSED VALUE		241,995
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,273
TOTAL JUST VALUE		472,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705979	SCRN ENCLSRE	6,765	10/01/2017
B25513	CO ISSUED	0	05/29/2012
E24795	NEW CONSTR	0	02/01/2012
E24620	NEW CONSTR	0	01/01/2012
P15657	NEW CONSTR	0	01/01/2012
B25513	NEW CONSTR	255,879	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/1928	10/17/2022	LE	U	I	11	100
GRANTOR: FRIEZE MARTHA L						
GRANTEE: BOTTS NATHAN EDWARD						
2409/1700	11/17/2020	LE	U	I	11	100
GRANTOR: FRIEZE MARTHA L						
GRANTEE: GUNES SARA ELIZABET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W19 S9 W10 N4 W11 N5 W20 S27 E20 S20 E9 E2 N2 E6 S2 E11 S2 E12 N49 $
FGR=[YR=2012;ORIG=-60,27] S22 E20 N22 W20 $
FEP=[YR=2017;ORIG=-19,0] W21 S5 E11 S4 E10 N9 $
FOP=[YR=2012;ORIG=-31,47] S4 E9 N4 W1 N2 W6 S2 W2 $
UEP=[YR=2024;ORIG=-40,-12] E21 S12 W21 N12 $
.

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	2012	2012	3	94	3,290	
2	0811	CONCRETE B	0	100	0	0	688.00	SF	5.20	5.20	100	2012	2012	3	92	3,291	

LAND DESCRIPTION

TOTAL OB/XF 6,581

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 05/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS