LOT 77
IN OR 2102/1120
FLORA PARKE #5 PB 7/335

PALANKO JASON T & AMELIA BEACH
33233 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0077-0000

BUILDING CHARACTERISTICS

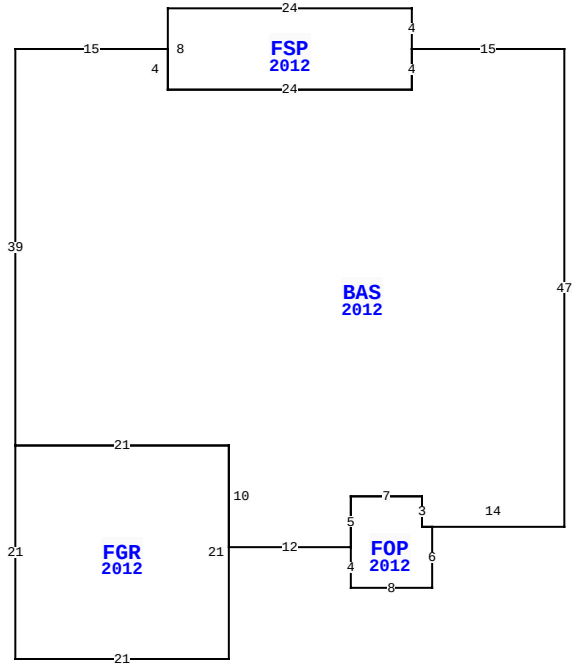
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,277	100	2012	2,277	311,361
FGR	441	55	2012	243	33,228
FOP	69	30	2012	21	2,872
FSP	192	40	2012	77	10,529
TOTALS	2,979			2,618	357,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,618	110.2080	145.47	380,840	2012	2012	0	0	0	6.00	94.00

1 SNGL FAM – 0% - 0 Heated Area: 2277 HX Base Yr



33233 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	357,990
TOTAL MARKET OB/XF VALUE	12,668
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	455,658
SOH/AGL Deduction	66,247
ASSESSED VALUE	389,411
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	389,411
TOTAL JUST VALUE	455,658
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	428,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24191	NEW CONSTR	0	12/01/2101
C25293	CO ISSUED	0	03/29/2012
M16697	H/AC	0	11/01/2011
E23995	NEW CONSTR	0	11/01/2011
P15104	NEW CONSTR	0	11/01/2011
B25293	NEW CONSTR	255,998	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2102/1120	2/21/2017	WD	Q	I	01	305,000
GRANTOR: RAGONA VINCENT J						
GRANTEE: PALANKO JASON T & A						
1796/1219	5/22/2012	WD	Q	I	01	227,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RAGONA VINCENT J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W15 FSP=[YR=2012] N4 W24 S8 E24 N4 $ S4 W24 N4 W15 S39 FGR=[YR=2012] S21 E21 N21 W21 $ E21 S10 E12 FOP=[YR=2012] S4 E8 N6 W1 N3 W7 S5 $ N5 E7 S3 E14 N47 $.

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	2012	2012	3	94	3,290	
2	0811	CONCRETE B	0	0	0	0	708.00	SF	5.20	5.20	100	2012	2012	3	92	3,387	
3	0462	ST/AL FNC	0	0	0	0	562.00	SF	10.00	10.00	100	2012	2012	3	64	3,597	
4	0855	CONC PAVER	0	0	24	15	360.00	SF	7.00	7.00	100	2015	2015	3	95	2,394	

LAND DESCRIPTION

TOTAL OB/XF 12,668

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS