LOT 80
IN OR 1926/1555
FLORA PARKE #5 PB 7/335

COMSTOCK MITCHELL S &/CLARKE JINA L
33169 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0080-0000

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

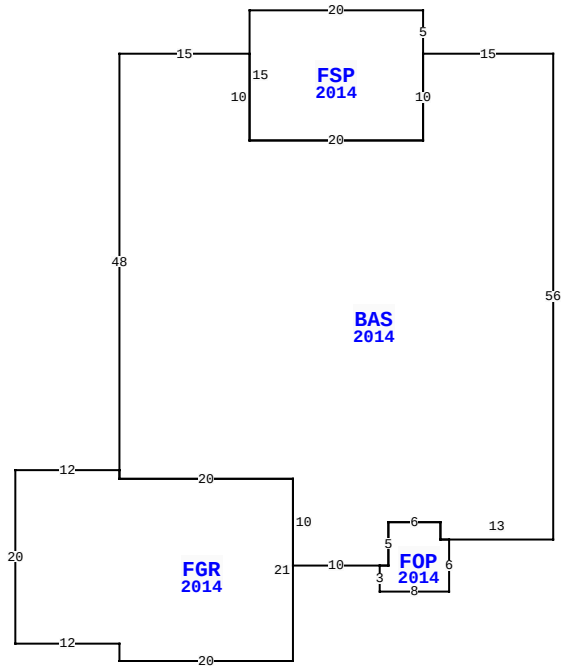
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,481	100	2014	2,481	345,388
FGR	660	55	2014	363	50,534
FOP	57	30	2014	17	2,366
FSP	300	40	2014	120	16,706
TOTALS	3,498			2,981	414,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,981	111.0140	146.54	436,836	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2015 Heated Area: 2481 HX Base Yr 2015



33169 PRAIRIE PARKE PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		414,994
TOTAL MARKET OB/XF VALUE		43,081
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		543,075
SOH/AGL Deduction		216,037
ASSESSED VALUE		327,038
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,316
TOTAL JUST VALUE		543,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2000371	SWIM POOL	22,000	01/14/2020
B1428313	CO ISSUED	0	06/20/2014
B1428313	NEW CONSTR	300,762	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1926/1555	6/27/2014	WD	Q	I	01	311,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: COMSTOCK MITCHELL S						
1902/1460	2/07/2013	WD	U	V	30	55,900
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FSP=[YR=2014] N5 W20 S15 E20 N10 $ S10 W20 N10 W15 S48 FGR=[YR=2014] W12 S20 E12 S2 E20 N21 W20 N1 $S1 E20 S10 E10 FOP=[YR=2014] 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	0811	CONCRETE B	0	100	0	0	996.00	SF	5.20	5.20	100	2014	2014	3	94	4,868	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
3	0855	CONC PAVER	0	100	5	12	60.00	SF	10.00	10.00	100	2014	2014	3	94	564	
4	0911	SCRN RM A	0	100	25	26	650.00	SF	17.50	17.50	100	2020	2020	3	86	9,783	
5	0861	POOL GUNIT	0	100	18	14	252.00	SF	85.00	85.00	100	2020	2020	3	90	19,278	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720	
7	0855	CONC PAVER	0	100	0	0	358.00	SF	10.00	10.00	100	2020	2020	3	98	3,508	

LAND DESCRIPTION

TOTAL OB/XF 43,081

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 02/11/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS