LOT 83
IN OR 2212/135
FLORA PARKE #5 PB 7/335

VALVO JOHN J & LAURA A
33093 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0083-0000

BUILDING CHARACTERISTICS

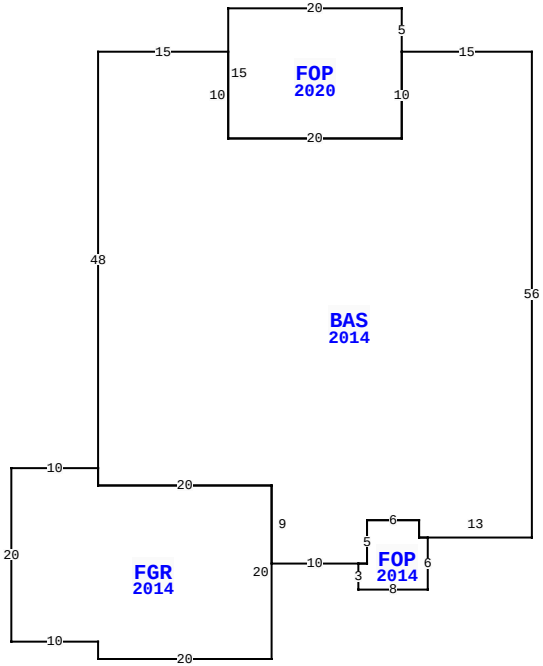
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,501	100	2014	2,501	332,847
FGR	600	55	2014	330	43,919
FOP	57	30	2014	17	2,263
FOP	300	30	2020	90	11,978
TOTALS	3,458			2,938	391,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,938	106.1260	140.09	411,584	2014	2014	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2019 Heated Area: 2501 HX Base Yr 2019



33093 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		391,005
TOTAL MARKET OB/XF VALUE		95,796
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		571,801
SOH/AGL Deduction		203,378
ASSESSED VALUE		368,423
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		317,701
TOTAL JUST VALUE		571,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		545,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2011925	SWIM POOL	64,468	12/02/2020
B1530206	ADDITION	8,150	04/01/2015
B1428970	CO ISSUED	0	11/12/2014
N1428970	NEW CONSTR	311,835	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2212/0135	7/20/2018	WD	Q	I	01	335,000
GRANTOR: MACK FRANKLIN D TRUST						
GRANTEE: VALVO JOHN J & LAUR						
2009/1980	9/19/2015	WD	U	I	11	100
GRANTOR: MACK FRANKLIN D						
GRANTEE: FRANKLIN D MACK REV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FOP=[YR=2020] N5 W20 S15 E20 N10 $ S10 W20 N10 W15 S48 FGR=[YR=2014] W10 S20 E10 S2 E20 N20 W20 N2 $ S2 E20S9 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	814.00	SF	5.20	5.20	100	2014	2014	3	94	3,979	
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	0462	ST/AL FNC	0	100	0	0	800.00	SF	10.00	10.00	100	2015	2015	3	75	6,000	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	87	522	
5	0911	SCRN RM A	0	100	0	0	1,586.00	SF	21.88	21.88	100	2021	2021	3	90	31,224	
6	0861	POOL GUNIT	0	100	0	0	430.00	SF	85.00	85.00	100	2021	2021	3	93	33,992	
7	0855	CONC PAVER	0	100	0	0	1,156.00	SF	10.00	10.00	100	2021	2021	3	99	11,444	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	
9	0855	CONC PAVER	0	100	27	13	351.00	SF	10.00	10.00	100	2021	2021	3	99	3,475	

LAND DESCRIPTION

TOTAL OB/XF 95,796

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 08/10/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS