LOT 85
IN OR 1880/752
FLORA PARKE #5 PB 7/335

WARREN JOHN T & CAROL
33057 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0085-0000

BUILDING CHARACTERISTICS

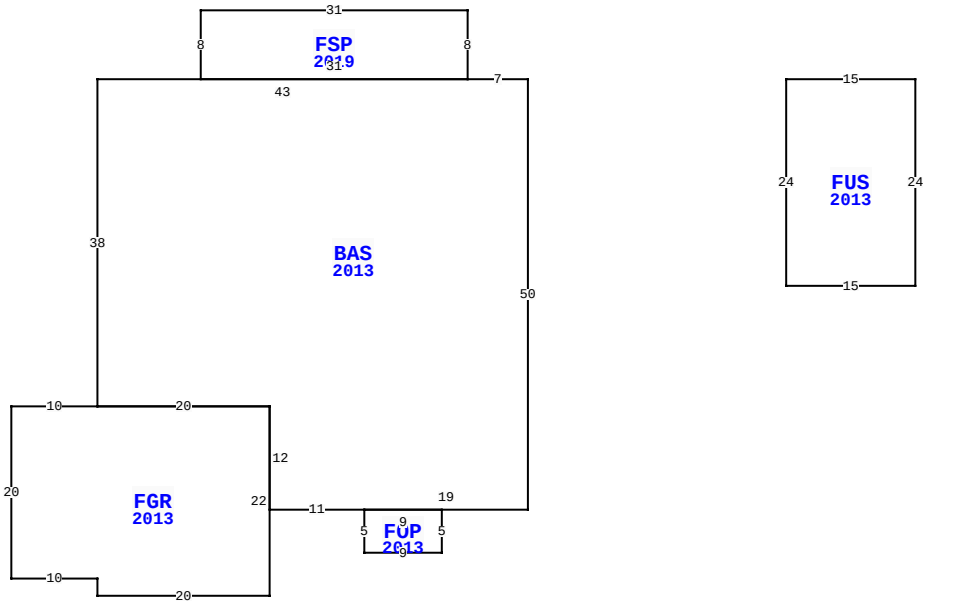
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,260	100	2013	2,260	299,554
FGR	640	55	2013	352	46,657
FOP	45	30	2013	14	1,856
FSP	248	40	2019	99	13,122
FUS	360	100	2013	360	47,717
TOTALS	3,553			3,085	408,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,085	106.2600	140.26	432,702	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2014 Heated Area: 2620 HX Base Yr 2014



33057 PRAIRIE PARKE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		408,903
TOTAL MARKET OB/XF VALUE		44,333
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		538,236
SOH/AGL Deduction		228,211
ASSESSED VALUE		310,025
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		259,303
TOTAL JUST VALUE		538,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006949	SWIM POOL	16,200	05/04/2022
22006787	ADDITION	7,500	05/02/2022
B1226563	CO ISSUED	0	06/12/2013
E1325748	ELEC OTHER	0	01/01/2013
M1317837	H/AC	0	01/01/2013
P1216239	NEW CONSTR	0	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1880/0752	9/16/2013	WD	U	I	11	100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WARREN JOHN T & CAR						
1866/0225	6/20/2013	WD	Q	I	02	279,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WARREN JOHN T & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W7 FSP=[YR=2019] N8 W31 S8 E31 $ W43 S38
FGR=[YR=2013] W10 S20 E10 S2 E20N22 W20 $ E20 S12 E11
FOP=[YR=2013] S5 E9 N5 W9 $ E19 N50 $ PTR= E30 FUS=[YR=2013]
E15 S24 W15 N24 $W30 $.

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	914.00	SF	5.20	5.20	100	2013	2013	3	93	4,420	
2	0462	ST/AL FNC	0	100	0	0	816.00	SF	10.00	10.00	100	2013	2013	3	68	5,549	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	95	3,325	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	83	498	
5	0855	CONC PAVER	0	100	0	0	625.00	SF	10.00	10.00	100	2015	2015	3	95	5,938	
6	0861	POOL GUNIT	0	100	0	0	140.00	SF	85.00	85.00	100	2022	2022	3	95	11,305	
7	0911	SCRN RM A	0	100	0	0	561.00	SF	17.50	17.50	100	2022	2022	3	93	9,130	
8	0855	CONC PAVER	0	100	0	0	421.00	SF	10.00	10.00	100	2022	2022	3	99	4,168	

LAND DESCRIPTION

TOTAL OB/XF 44,333

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 10/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS