

KITCHENS JOHN D & KIMBERLY A
33041 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

26-2N-28-0553-0086-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall16WD FR STUC 100
Roof Structur03GABLE/HIP 100
Roof Cover05COMP SHNGL 100
Interior Wall09DRYWALL 100
Interior Floo14CARPET 70
Interior Floo11CLAY TILE 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame02WOOD FRAME 100

StoriesUnitsOccupancy1.
 0100
 00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4041.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS2,48110020132,481328,447
FGR69055201338050,306
FOP57302013172,251
FOP3003020139011,915

TOTALES3,5282,968392,919

MARKET ADJUSTMENTS

TYPETYPE MDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBYEYBECONFNCTNORM% COND
0900012,968106.1260140.09415,78720132013005.5094.50
1 SNGL FAM - 100% - 2014Heated Area: 2481HX Base Yr 2014

NASSAU COUNTY PROPERTY VALUATION SUMMARY

PAGE 1 of 14

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE392,919
TOTAL MARKET OB/XF VALUE18,276
TOTAL LAND VALUE - MARKET85,000
TOTAL MARKET VALUE496,195
SOH/AGL Deduction250,809
ASSESSED VALUE245,386
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE194,664
TOTAL JUST VALUE496,195
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE467,715

PERMIT NUMBERDESCRIPTIONAMTISSUED
B1327180C0 ISSUED010/25/2013
M1318467H/AC007/01/2013

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CD SALE PRICE
1888/082510/28/2013WDQI02271,600
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: KITCHENS JOHN D & K
1860/01565/30/2013WDUV3042,500
GRANTOR: FLORA PARKE DEVELOPME
GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 FOP=[YR=2013] N5 W20 S15 E20 N10 \$ S10
W20 N10 W15 S47 FGR=[YR=2013] W10 S23 E10 S2 E20 N23 W20 N2
\$ S2 E20 S10 E10 FOP=[YR=2013] S3 E8 N6 W1 N2 W6 S5 W1 \$ E1
N5 E6S2 E13 N56 \$.

LAND DESCRIPTION TOTAL OB/XF 18,276

LNUSE CLSLAND USE CAPRD LOC FRONT DEPTH TOT UNIT DTDPHT % TOT UNITADJ LND ZONE UT Adj RPRICECOND ON ACTUAL Q%OB/XFNOTES
CODEDESCRPTIONDESCRIPTIOCAPDDZONESFRONTDEPTHLNDUTYPEUNITFACTORCONDADJPRICEPRICELANDVALUEOTHER AND NOTESTOTALDENSDENDECLFRZYRCONSRV

1000134CRESPOND100PUD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE 05/11/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS