

LOT 90
IN OR 1832/316
FLORA PARKE #5 PB 7/335

RITSMA JAMES M & CANDACE N
33004 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0090-0000



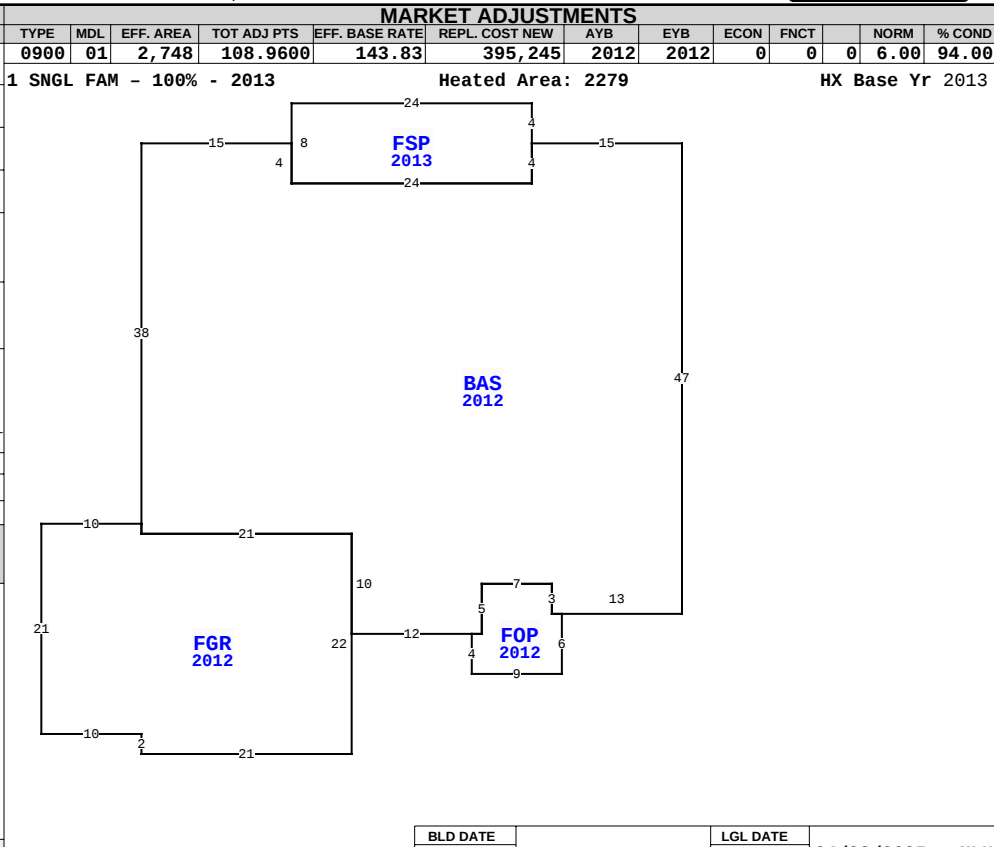
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,279	100	2012	2,279	308,122
FGR	672	55	2012	370	50,024
FOP	73	30	2012	22	2,974
FSP	192	40	2013	77	10,411
TOTALS	3,216			2,748	371,530

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	801.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	801.00	SF	5.20

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	801.00	SF	5.20

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		371, 530	
TOTAL MARKET OB/XF VALUE		7, 122	
TOTAL LAND VALUE - MARKET		85, 000	
TOTAL MARKET VALUE		463, 652	
SOH/AGL Deduction		229, 736	
ASSESSED VALUE		233, 916	
TOTAL EXEMPTION VALUE		HX HB	50, 722
BASE TAXABLE VALUE		183, 194	
TOTAL JUST VALUE		463, 652	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		435, 892	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326816	ADDITION	1,000	01/01/2013
C1226175	CO ISSUED	0	11/28/2012
E25331	NEW CONSTR	0	08/01/2012
M17515	H/AC	0	08/01/2012
E25246	NEW CONSTR	0	07/01/2012
B26175	NEW CONSTR	266,945	07/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1832/0316	12/21/2012	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					248,100
GRANTEE: RITSMA JAMES MELVIN					
1802/1863	7/11/2012	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					42,500
GRANTEE: SEDA CONSTRUCTION CO					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2012] W15 FSP=[YR=2013] N4 W24 S8 E24 N4 \$ S4 W24 N4 W15 S38 FGR=[YR=2012] W10 S21 E10 S2 E21 N22 W21 N1 \$ S1 E21 S10 E12 FOP=[YR=2012] S4 E9 N6 W1 N3 W7 S5 W1 \$ E1 N5 E7 S3 E13 N47 \$.					