LOT 91
FLORA PARKE #5 PB 7/335

SWANSON BRADLEY HERBERT & LISA
33020 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0091-0000

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 60
Interior Floo	14	CARPET 40
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

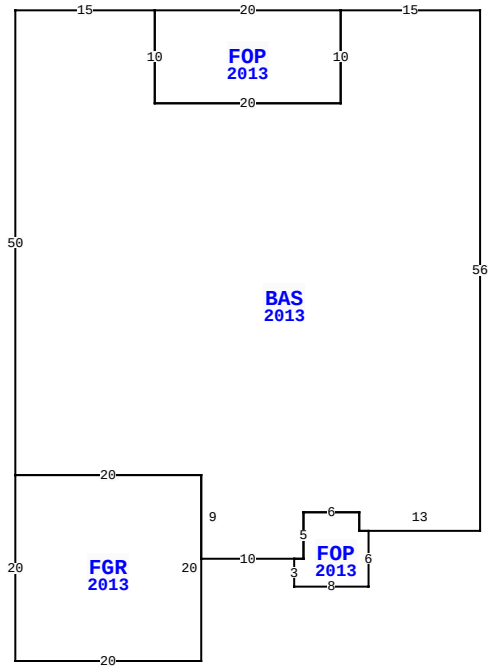
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,501	100	2013	2,501	349,813
FGR	400	55	2013	220	30,771
FOP	57	30	2013	17	2,378
FOP	200	30	2013	60	8,393
TOTALS	3,158			2,798	391,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,798	112.1280	148.01	414,132	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2022 Heated Area: 2501 HX Base Yr 2022



33020 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		391,355
TOTAL MARKET OB/XF VALUE		63,976
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		540,331
SOH/AGL Deduction		124,552
ASSESSED VALUE		415,779
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		365,057
TOTAL JUST VALUE		540,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1706810	SWIM POOL	40,295	07/31/2017
B1632902	SCRN RM	0	08/24/2016
B1327466	NEW CONSTR	290,323	07/01/2013
B1327276	NEW CONSTR	281,534	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2465/1946	5/27/2021	WD	Q	I	01	490,000
GRANTOR: JIMENEZ JOSE S & HAYD						
GRANTEE: SWANSON BRADLEY HER						
2314/0080	10/16/2019	WD	Q	I	01	435,000
GRANTOR: NELL LACEY MARIE & BR						
GRANTEE: JIMENEZ JOSE S & HA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 FOP=[YR=2013] W20 S10 E20 N10 $ S10 W20 N10 W15 S50 FGR=[YR=2013] S20 E20 N20 W20 $ E20 S9 E10 FOP=[YR=2013] 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	95	3,325	
2	0811	CONCRETE B	0	100	0	0	804.00	SF	5.20	5.20	100	2013	2013	3	93	3,888	
3	0911	SCRN RM A	0	100	0	0	384.00	SF	17.50	17.50	100	2017	2017	3	74	4,973	
4	0855	CONC PAVER	0	100	0	0	516.00	SF	10.00	10.00	100	2017	2017	3	96	4,954	
5	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	100	2017	2017	3	81	30,845	
6	0855	CONC PAVER	0	100	0	0	453.00	SF	10.00	10.00	100	2017	2017	3	96	4,349	
7	0476	VF 6 SBPL	0	100	0	0	333.00	LF	32.00	32.00	100	2017	2017	3	90	9,590	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	
9	0475	VF 4 SBPL	0	100	0	0	120.00	LF	14.00	14.00	100	2017	2017	3	90	1,512	

LAND DESCRIPTION

TOTAL OB/XF 63,976

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	000100	C	RES	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 01/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS