

LOT 94
IN OR 1894/1231
FLORA PARKE #5 PB 7/335

DYBALSKI GREGORY & BONNIE BLOCKER
3802 WINGLEAF CT
ROCKVILLE, MD 20853

2025

26-2N-28-0553-0094-0000



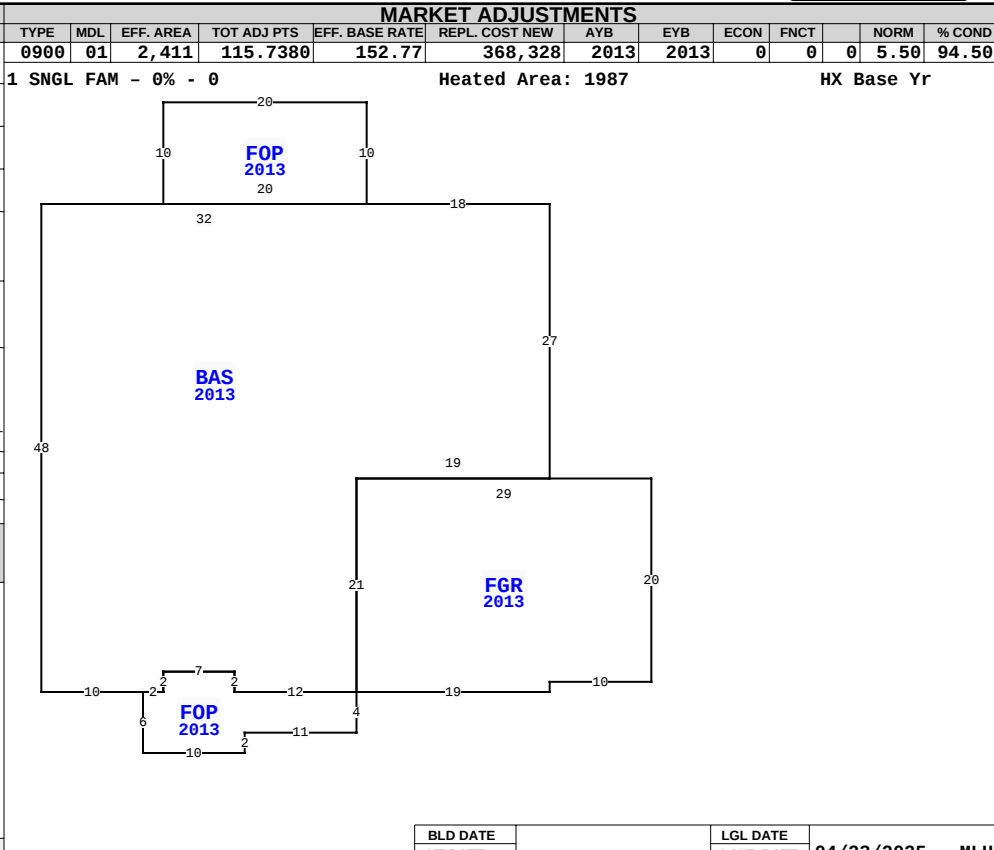
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	1,987	100	2013	1,987	286,859
FGR	599	55	2013	329	47,497
FOP	118	30	2013	35	5,053
FOP	200	30	2013	60	8,662
TOTALS	2,904			2,411	348,070

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	1,045.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT	



33100 PRAIRIE PARKE PL, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	348,070		
TOTAL MARKET OB/XF VALUE	8,379		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	441,449		
SOH/AGL Deduction	64,850		
ASSESSED VALUE	376,599		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	376,599		
TOTAL JUST VALUE	441,449		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	414,827		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327278	CO ISSUED	0	11/22/2013
E1326512	NEW CONSTR	0	08/01/2013
B1327278	NEW CONSTR	244,968	06/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1894/1231	12/06/2013	WD Q	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: DYBALSKI GREGORY &					
1870/0188	7/17/2013	WD U	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2013] W18 FOP=[YR=2013] N10 W20 S10 E20 \$ W32 S48 E10 FOP=[YR=2013] S6 E10 N2 E11 N4 FGR=[YR=2013] E19 N1 E10 N20 W29 S21 \$ W12 N2 W7 S2 W2 \$ E2 N2 E7 S2 E12 N21 E19 N27 \$.					