LOT 95
FLORA PARKE #5 PB 7/335

ROBERTS KEVIN & MELANIE
8 CATHY CT
WALLKILL, NY 12589

2025

26-2N-28-0553-0095-0000

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 80
Interior Floo	14	CARPET 20
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

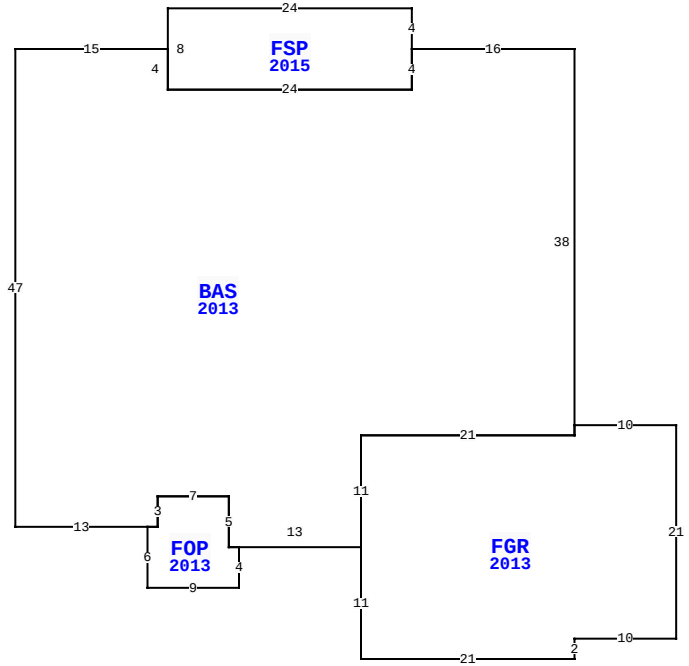
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,305	100	2013	2,305	321,289
FGR	672	55	2013	370	51,573
FOP	73	30	2013	22	3,067
FSP	192	40	2015	77	10,733
TOTALS	3,242			2,774	386,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,774	111.7440	147.50	409,165	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM – 0% - 2024 Heated Area: 2305 HX Base Yr



BLD DATE	10/20/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

33114 PRAIRIE PARKE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	386,661
TOTAL MARKET OB/XF VALUE	53,262
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	524,923
SOH/AGL Deduction	0
ASSESSED VALUE	524,923
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	524,923
TOTAL JUST VALUE	524,923
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	498,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530913	SCRNENC	40,523	07/01/2015
B1530543	SWIM POOL	34,140	06/01/2015
B1327561	CO ISSUED	0	01/29/2014
P1316787	NEW CONSTR	0	08/01/2013
B1327561	NEW CONSTR	276,054	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/388	7/28/2023	WD	Q	I	01	672,500
GRANTOR: BARRY SHANNON M & LIS						
GRANTEE: ROBERTS KEVIN & MEL						
2130/1720	6/29/2017	WD	Q	I	01	360,000
GRANTOR: NORMAN KENNETH C & DE						
GRANTEE: BARRY SHANNON M & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 FSP=[YR=2015] N4 W24 S8 E24 N4 $ S4 W24 N4 W15 S47 E13 FOP=[YR=2013] S6 E9 N4 W1 N5 W7 S3 W1 $ E1 N3 E7 S5 E13 FGR=[YR=2013] S11 E21 N2 E10 N21 W10 S1 W21 S11 $ N11 E21 N38 $.

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	0	0	0	987.00	SF	5.20	5.20	100	2013	2013	3	93	4,773	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	95	3,325	
3	0911	SCRN RM A	0	0	0	0	1,161.00	SF	17.50	17.50	100	2015	2015	3	65	13,206	
4	0855	CONC PAVER	0	0	0	0	491.00	SF	10.00	10.00	100	2015	2015	3	95	4,665	
5	0861	POOL GUNIT	0	0	0	0	309.00	SF	85.00	85.00	100	2015	2015	3	75	19,699	
6	0855	CONC PAVER	0	0	0	0	752.00	SF	10.00	10.00	100	2015	2015	3	95	7,144	
7	1076	TRELLIS A	0	0	10	8	80.00	SF	7.50	7.50	100	2015	2015	3	75	450	

LAND DESCRIPTION

TOTAL OB/XF 53,262

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

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