LOT 97
IN OR 2133/533
FLORA PARKE #5 PB 7/335

GARVEY HELEN A
33158 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0097-0000

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	12	HARDWOOD 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

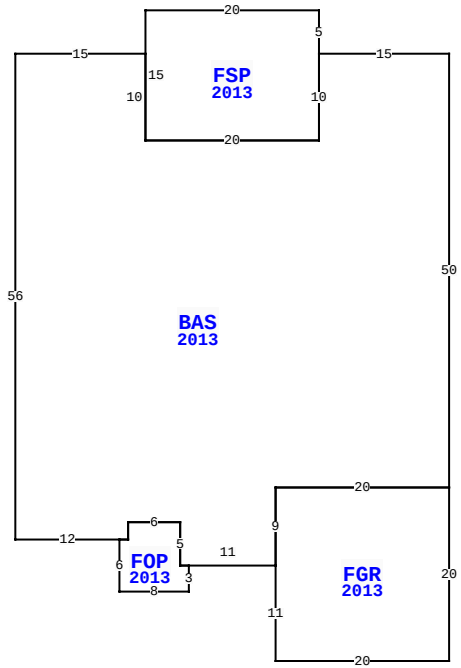
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,501	100	2013	2,501	341,944
FGR	400	55	2013	220	30,079
FOP	57	30	2013	17	2,325
FSP	300	40	2013	120	16,407
TOTALS	3,258			2,858	390,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,858	109.6040	144.68	413,495	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2018 Heated Area: 2501 HX Base Yr 2018



33158 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		390,753
TOTAL MARKET OB/XF VALUE		6,227
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		481,980
SOH/AGL Deduction		184,415
ASSESSED VALUE		297,565
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		241,843
TOTAL JUST VALUE		481,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326872	CO ISSUED	0	07/24/2013
B1326872	SFR	288,886	02/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2133/0533	7/11/2017	WD	Q	I	01	352,500
GRANTOR: HARDER JOSEPH K &						
GRANTEE: GARVEY JOHN F & HEL						
1874/0852	8/09/2013	WD	Q	I	01	251,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HARDER JOSEPH K & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 FSP=[YR=2013] N5 W20 S15 E20 N10 $ S10 W20 N10 W15 S56 E12 FOP=[YR=2013] S6 E8 N3 W1 N5 W6 S2 W1 $ E1 N2 E6 S5 E11 FGR=[YR=2013] S11 E20 N20 W20 S9 $ N9 E20 N50 $.

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	100	0	0	600.00	SF	5.20	5.20	100	2013	2013	3	93	2,902	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	95	3,325	

LAND DESCRIPTION

TOTAL OB/XF 6,227

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	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS