LOT 98
FLORA PARKE #5 PB 7/335

VELLUCCI ANTHONY J & LINDA A
33172 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0098-0000

BUILDING CHARACTERISTICS

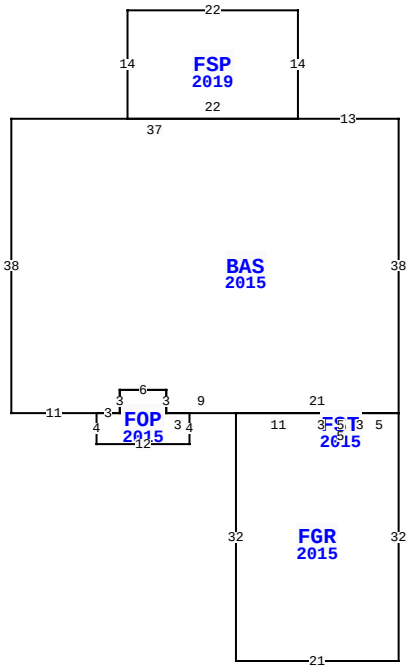
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,882	100	2015	1,882	277,613
FGR	657	55	2015	361	53,251
FOP	66	30	2015	20	2,950
FSP	308	40	2019	123	18,144
FST	15	55	2015	8	1,180
TOTALS	2,928			2,394	353,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,394	117.0120	154.46	369,777	2015	2015	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2025 Heated Area: 1882 HX Base Yr 2025



33172 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		353,137
TOTAL MARKET OB/XF VALUE		8,034
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		446,171
SOH/AGL Deduction		64,507
ASSESSED VALUE		381,664
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		330,942
TOTAL JUST VALUE		446,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530777	CO ISSUED	0	12/08/2015
B1530777	NEW CONSTR	280,287	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/1778	4/30/2019	WD	Q	I	01	313,000
GRANTOR: SHRECK GARY P & LAURA						
GRANTEE: VELLUCCI ANTHONY J						
2020/0582	12/17/2015	WD	Q	I	01	270,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SHRECK GARY P & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W13 FSP=[YR=2019] N14 W22 S14 E22$ W37 S38 E11 FOP=[YR=2015] S4 E12 N4 W3 N3 W6 S3 W3$ E3 N3 E6 S3 E9 FGR=[YR=2015] S32 E21 N32 W5 FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W11$ 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	0812	CONCRETE C	0	100	0	0	1,230.00	SF	4.00	4.00	100	2015	2015	3	95	4,674	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	

LAND DESCRIPTION

TOTAL OB/XF 8,034

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 05/11/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS