

LOT 101
IN OR 1689/265
FLORA PARKE #5 PB 7/335

MUNIZ REY A & JANET
33206 PRAIRIE PARK PLACE
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0101-0000



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 50			
Interior Floo	13	LVT/LAMNT 50			
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	2,424	100	2010	2,424	332,805
FGR	600	55	2010	330	45,308
FOP	65	30	2010	20	2,746
FOP	200	30	2010	60	8,238
TOTALS	3,289			2,834	389,096

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,834	111.8400	147.63	418,383	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM - 100% - 2011

Heated Area: 2424

HX Base Yr 2011

The diagram shows a building footprint with three main areas labeled in blue: FOP 2010 (top left), BAS 2010 (center), and FGR 2010 (bottom right). Dimensions are indicated along the walls and internal partitions. The FOP 2010 area is a rectangle with a width of 10 and a height of 7. The BAS 2010 area is a large rectangle with a width of 50 and a height of 52. The FGR 2010 area is a rectangle with a width of 20 and a height of 20. There are also smaller rectangular sections with dimensions 15, 20, 10