LOT 93
FLORA PARKE UNIT 7B OR 2344/24

KINLOCH MICHAEL E
33088 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0557-0093-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

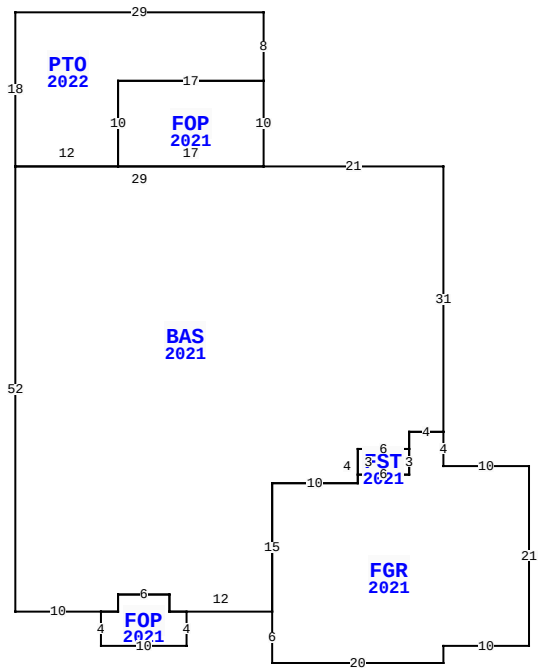
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100	2021	2,240	324,568
FGR	660	55	2021	363	52,598
FOP	52	30	2021	16	2,319
FOP	170	30	2021	51	7,389
FST	18	55	2021	10	1,449
PTO	352	5	2022	18	2,608
TOTALS	3,492			2,698	390,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,698	110.8800	146.36	394,879	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2240 HX Base Yr 2022



33088 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		390,930
TOTAL MARKET OB/XF VALUE		11,438
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		487,368
SOH/AGL Deduction		111,151
ASSESSED VALUE		376,217
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		325,495
TOTAL JUST VALUE		487,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005586	ADDITION	13,749	04/11/2022
B2101707	CO ISSUED	0	08/27/2021
B2101707	NEW CONSTR	317,480	02/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2492/1921	8/31/2021	WD	Q	I	01	396,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KINLOCH MICHAEL E						
2451/0956	4/09/2021	WD	U	V	30	70,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W21 FOP=[YR=2021] N10 PTO=[YR=2022] N8 W29 S18 E12 N10 E17 $ W17 S10 E17$ W29 S52 E10 FOP=[YR=2021] S4 E10N4 W2 N2 W6 S2 W2$ E2 N2E6 S2 E12 FGR=[YR=2021] S6 E20 N2 E10 N21 W10 N4 W4 S2 FST=[YR=2021] W6 S3 E6 N3$ S3 W6 S1 W10 S15$N15 E10 N4 E6 N2 E4 N31$.

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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2021	2021	3	99	386	
2	0811	CONCRETE B	0	100	0	0	920.00	SF	5.20	5.20	100	2021	2021	3	99	4,736	
3	0911	SCRN RM A	0	100	0	0	328.00	SF	17.50	17.50	100	2022	2022	3	93	5,338	
4	0810	CONCRETE A	0	100	0	0	152.00	SF	6.50	6.50	100	2022	2022	3	99	978	

LAND DESCRIPTION

TOTAL OB/XF 11,438

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 10/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS