

LOT 74
IN OR 2149/663
FLORA PARKE #5 PB 7/335

BLACK MAUREEN
33275 PRAIRIE PARKE PLACE
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0553-0074-0000



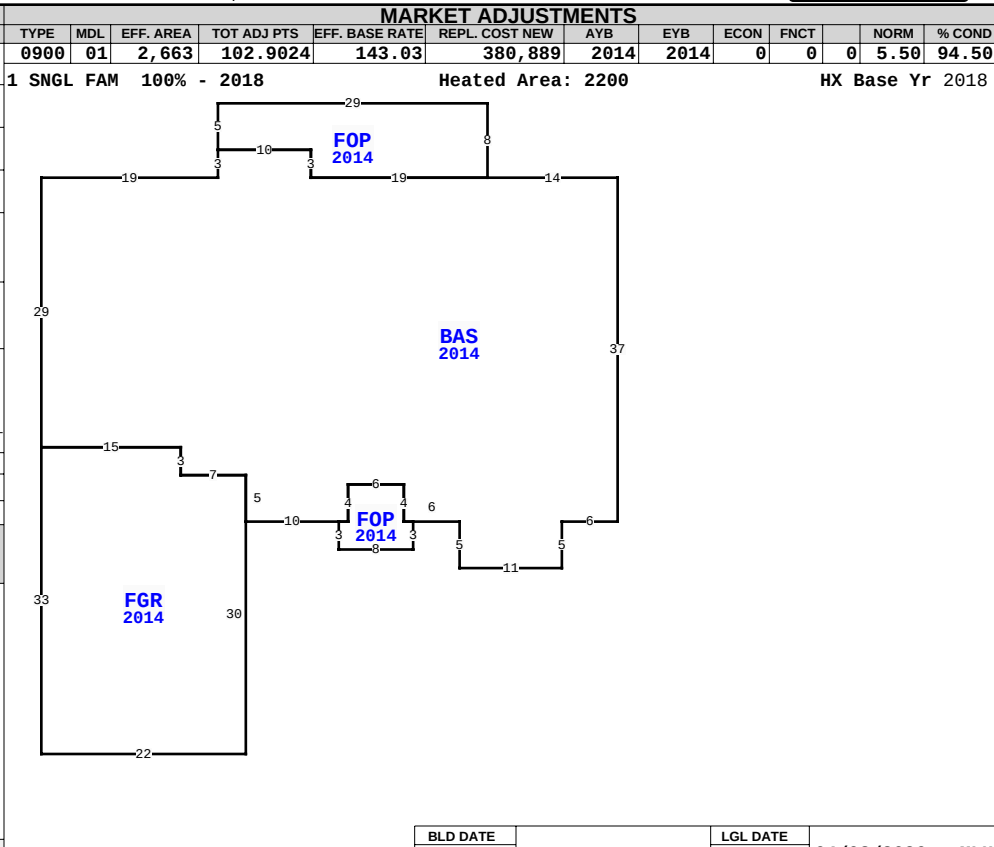
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	2,200	100	2014	2,200	297,359
FGR	705	55	2014	388	52,444
FOP	48	30	2014	14	1,892
FOP	202	30	2014	61	8,245
TOTALS	3,155			2,663	359,940

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0911	SCRN RM A	0	100	0	0	220.00	SF	18.00	18.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
5,701											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						359,940					
TOTAL MARKET OB/XF VALUE						5,701					
TOTAL LAND VALUE - MARKET						85,000					
TOTAL MARKET VALUE						450,641					
SOH/AGL Deduction						176,336					
ASSESSED VALUE						274,305					
TOTAL EXEMPTION VALUE						56,411					
BASE TAXABLE VALUE						217,894					
TOTAL JUST VALUE						450,641					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						489,544					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531336	SCRN	4,250	10/01/2015
B1327805	CO ISSUED	0	05/28/2014
B1327805	NEW CONSTR	277,909	10/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2149/0663	9/29/2017	WD	Q	I	01	310,000	
GRANTOR: SIMPSON BOB G & SANDR							
GRANTEE: BLACK MAUREEN							
1954/1978	12/15/2014	WD	Q	I	01	266,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: SIMPSON SANDRA L &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W14 FOP=[YR=2014] N8 W29 S5 E10 S3 E19 \$ W19 N3 W10 S3 W19 S29 FGR=[YR=2014] S33 E22 N30 W7 N3 W15 \$ E15 S3 E7 S5 E10 FOP=[YR=2014] S3 E8 N3 W1 N4 W6 S4 W1 \$ E1 N4 E6 S4 E6 S5 E11 N5 E6 N37 \$.											