

KITCHENS JOHN D & KIMBERLY A
33041 PRAIRIE PARKE PL
FERNANDINA BEACH, FL 32034

26-2N-28-0553-0086-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																																																																																																																																																																																																																																																																																																																																															
ELEMENT		CD		16		WD FR STUC 100		0900		01		2,968		95.5134		132.76		394,032		2013		2013		0		0		0		6.00		94.00																																																																																																																																																																																																																																																																																																																																																																																																																																			
Exterior Wall		03		GABLE/HIP 100		1		SNGL FAM		100%		- 2014		Heated Area: 2481		HX Base Yr 2014		VALUATION BY		Tax Group: 4		Tax Dist:		STANDARD		370,390		3,290		85,000		458,680		206,669		252,011		51,411		200,600		458,680		0		496,195																																																																																																																																																																																																																																																																																																																																																																																																																					
Roof Cover		05		COMP SHNGL 100		03		DRYWALL 100		14		CARPET 70		11		CLAY TILE 30		04		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100		01		Quality Level 01		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		2,481		100		2013		2,481		309,615		FGR		690		55		2013		380		47,422		FOP		57		30		2013		17		2,122		FOP		300		30		2013		90		11,231		TOTALS		3,528						2,968		370,390		33041 PRAIRIE PARKE PL, FERNANDINA BEACH		BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE		04/08/2026		MLU																																																																																																																																																																																																																																																																																																																									
Interior Wall		14		CARPET 70		11		CLAY TILE 30		04		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100		01		Quality Level 01		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		2,481		100		2013		2,481		309,615		FGR		690		55		2013		380		47,422		FOP		57		30		2013		17		2,122		FOP		300		30		2013		90		11,231		TOTALS		3,528						2,968		370,390		33041 PRAIRIE PARKE PL, FERNANDINA BEACH		BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE		04/08/2026		MLU																																																																																																																																																																																																																																																																																																																																	
Interior Floor		11		CLAY TILE 30		04		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100		01		Quality Level 01		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		2,481		100		2013		2,481		309,615		FGR		690		55		2013		380		47,422		FOP		57		30		2013		17		2,122		FOP		300		30		2013		90		11,231		TOTALS		3,528						2,968		370,390		33041 PRAIRIE PARKE PL, FERNANDINA BEACH		BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE		04/08/2026		MLU																																																																																																																																																																																																																																																																																																																																					
Air Condition		04		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100		01		Quality Level 01		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		2,481		100		2013		2,481		309,615		FGR		690		55		2013		380		47,422		FOP		57		30		2013		17		2,122		FOP		300		30		2013		90		11,231		TOTALS		3,528						2,968		370,390		33041 PRAIRIE PARKE PL, FERNANDINA BEACH		BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE		04/08/2026		MLU																																																																																																																																																																																																																																																																																																																																									
Heating Type		04		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100		01		Quality Level 01		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		2,481		100		2013		2,481		309,615		FGR		690		55		2013		380		47,422		FOP		57		30		2013		17		2,122		FOP		300		30		2013		90		11,231		TOTALS		3,528						2,968		370,390		33041 PRAIRIE PARKE PL, FERNANDINA BEACH		BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE		04/08/2026		MLU																																																																																																																																																																																																																																																																																																																																									
Bedrooms		02		WOOD FRAME 100		1. 100		0 100		NONE 100		01		Quality Level 01		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		2,481		100		2013		2,481		309,615		FGR		690		55		2013		380		47,422		FOP		57		30		2013		17		2,122		FOP		300		30		2013		90		11,231		TOTALS		3,528						2,968		370,390		33041 PRAIRIE PARKE PL, FERNANDINA BEACH		BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE		04/08/2026		MLU																																																																																																																																																																																																																																																																																																																																															
Bathrooms		02		WOOD FRAME 100		1. 100		0 100		NONE 100		01		Quality Level 01		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		2,481		100		2013		2,481		309,615		FGR		690		55		2013		380		47,422		FOP		57		30		2013		17		2,122		FOP		300		30		2013		90		11,231		TOTALS		3,528						2,968		370,390		33041 PRAIRIE PARKE PL, FERNANDINA BEACH		BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE		04/08/2026		MLU																																																																																																																																																																																																																																																																																																																																															
Frame		02		WOOD FRAME 100		1. 100		0 100		NONE 100		01		Quality Level 01		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		2,481		100		2013		2,481		309,615		FGR		690		55		2013		380		47,422		FOP		57		30		2013		17		2,122		FOP		300		30		2013		90		11,231		TOTALS		3,528						2,968		370,390		33041 PRAIRIE PARKE PL, FERNANDINA BEACH		BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE		04/08/2026		MLU																																																																																																																																																																																																																																																																																																																																															
Stories		01		1. 100		0 100		NONE 100		01		Quality Level 01		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		2,481		100		2013		2,481		309,615		FGR		690		55		2013		380		47,422		FOP		57		30		2013		17		2,122		FOP		300		30		2013		90		11,231		TOTALS		3,528						2,968		370,390		33041 PRAIRIE PARKE PL, FERNANDINA BEACH		BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE		04/08/2026		MLU																																																																																																																																																																																																																																																																																																																																																	
Units		01		1. 100		0 100		NONE 100		01		Quality Level 01		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		2,481		100		2013		2,481		309,615		FGR		690		55		2013		380		47,422		FOP		57		30		2013		17		2,122		FOP		300		30		2013		90		11,231		TOTALS		3,528						2,968		370,390		33041 PRAIRIE PARKE PL, FERNANDINA BEACH		BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE		04/08/2026		MLU																																																																																																																																																																																																																																																																																																																																																	
Occupancy		00		NONE 100		01		Quality Level 01		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		2,481		100		2013		2,481		309,615		FGR		690		55		2013		380		47,422		FOP		57		30		2013		17		2,122		FOP		300		30		2013		90		11,231		TOTALS		3,528						2,968		370,390		33041 PRAIRIE PARKE PL, FERNANDINA BEACH		BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE		04/08/2026		MLU																																																																																																																																																																																																																																																																																																																																																					