LOT 9
FLORA PARKE PB 6/137-139

WILKISON ROBERT & LYNN
2703 MORNING LIGHT CT
FLAGLER BEACH, FL 32136

2023

25-2N-28-0550-0009-0000

BUILDING CHARACTERISTICS

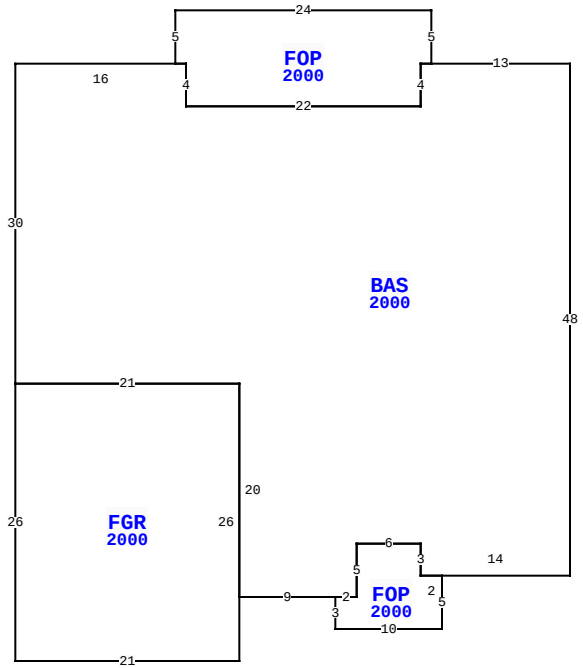
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,034	100	2,034	229,659
FGR	546	55	300	33,873
FOP	64	30	19	2,145
FOP	208	30	62	7,000
TOTALS	2,852		2,415	272,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,415	108.9760	129.41	312,525	2000	2005	0	0	0	12.75	87.25

1 SNGL FAM – 0% - 0 Heated Area: 2034 HX Base Yr



24094 CREEK PARKE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	272,678
TOTAL MARKET OB/XF VALUE	6,011
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	343,689
SOH/AGL Deduction	40,658
ASSESSED VALUE	303,031
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,031
TOTAL JUST VALUE	343,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2002877	REPAIR/RRF	10,000	04/01/2020
006919	NEW CONSTR	130,000	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1885	6/28/2021	WD	Q	I	01	330,000
GRANTOR: DARBY JUSTIN & BRITTA						
GRANTEE: WILKISON ROBERT & L						
2338/1334	2/07/2020	SW	U	I	12	218,500
GRANTOR: MTG EQTY CONVERSION A						
GRANTEE: DARBY JUSTIN & BRIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W13 FOP=[YR=2000] N5 W24 S5 E1 S4 E22 N4 E1 $ W1 S4 W22 N4 W16 S30 FGR=[YR=2000] S26 E21 N26 W21 $ E21 S20 E9 FOP=[YR=2000] S3 E10 N5 W2 N3 W6 S5 W2 $ E2 N5 E6 S3 E14 N48 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0810	CONCRETE A	0	0	32	16	512.00	SF	6.50	6.50	100	2000	2000	3	80	2,662	
3	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	2000	2000	3	80	374	

LAND DESCRIPTION

TOTAL OB/XF 6,011

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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS