LOT 18
IN OR 1446/1562
FLORA PARKE PB 6/137-139

BROWN JOSEPH E EST
23978 CREEK PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0018-0000

BUILDING CHARACTERISTICS

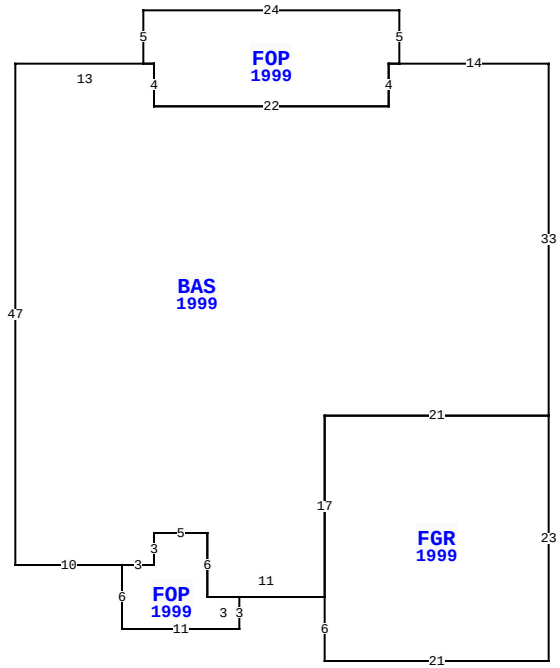
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,986	100	1,986	221,568
FGR	483	55	266	29,676
FOP	72	30	22	2,454
FOP	208	30	62	6,917
TOTALS	2,749		2,336	260,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,336	107.3100	127.43	297,676	1999	1999	0	0	0	12.45	87.55

1 SNGL FAM – 0% - 2023 Heated Area: 1986 HX Base Yr



23978 CREEK PARKE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	260,615
TOTAL MARKET OB/XF VALUE	10,246
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	335,861
SOH/AGL Deduction	0
ASSESSED VALUE	335,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,861
TOTAL JUST VALUE	335,861
NCON VALUE	270,861
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906132	NEW CONSTR	100,000	04/01/1999
9905913	NEW CONSTR	139,700	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1562	9/22/2006	QC	U	I	01	100
GRANTOR: BROWN CLAUDE E & ETTA						
GRANTEE: BROWN JOSEPH E & FR						
0907/1646	11/12/1999	WD	Q	I		133,200
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: BROWN FRANKIE & CLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W14 FOP=[YR=1999] N5 W24 S5 E1 S4 E22 N4 E1 $ W1 S4 W22 N4 W13 S47 E10 FOP=[YR=1999] S6 E11 N3 W3 W6 W5 S3 W3 $ E3 N3 E5 S6 E11 FGR=[YR=1999] S6 E21 N23 W21 S17 $ N17 E21 N33 $.

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	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	0	21	3	63.00	SF	6.50	6.50	100	1999	1999	3	79	324	
3	0810	CONCRETE A	0	0	37	16	592.00	SF	6.50	6.50	100	1999	1999	3	79	3,040	
4	0462	ST/AL FNC	0	0	0	0	720.00	SF	10.00	10.00	100	2006	2006	3	48	3,456	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	81	486	

LAND DESCRIPTION

TOTAL OB/XF 10,246

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 05/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS