LOT 21
IN OR 2224/1834
FLORA PARKE PB 6/137-139

SWISHER DOLORES L/E/
23944 CREEK PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0021-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

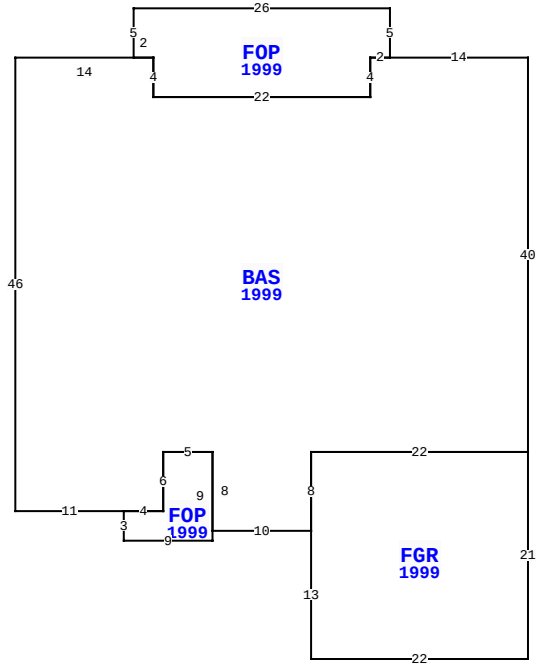
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,162	100	2,162	234,134
FGR	462	55	254	27,507
FOP	57	30	17	1,841
FOP	218	30	65	7,040
TOTALS	2,899		2,498	270,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,498	110.2080	130.87	326,913	1999	1999	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2006 Heated Area: 2162 HX Base Yr 2006



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

23944 CREEK PARKE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,521
TOTAL MARKET OB/XF VALUE		11,296
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		346,817
SOH/AGL Deduction		158,842
ASSESSED VALUE		187,975
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,975
TOTAL JUST VALUE		346,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705930	WINDOWS	9,450	09/01/2017
996343	NEW CONSTR	138,000	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2224/1834	9/11/2018	LE	U	I	11	100
GRANTOR: SWISHER DOLORES						
GRANTEE: SWISHER DOLORES M L						
1347/1264	9/06/2005	WD	Q	I		253,000
GRANTOR: MCMICHAEL SEAN P & CO						
GRANTEE: SWISHER DOLORES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W14 FOP=[YR=1999] N5 W26 S5 E2 S4 E22 N4 E2$ W2 S4 W22 N4 W14 S46 E11 FOP=[YR=1999] S3 E9 N9 W5 S6 W4$ E4 N6 E5 S8 E10 FGR=[YR=1999] S13 E22 N21 W22 S8$ N8 E22N40$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0810	CONCRETE A	0	100	33	17	561.00	SF	6.50	6.50	100	1999	1999	3	79	2,881	
3	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	100	1999	1999	3	79	575	
4	0476	VF 6 SBPL	0	100	0	0	232.00	LF	32.00	32.00	100	2004	2004	3	66	4,900	

LAND DESCRIPTION

TOTAL OB/XF 11,296

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	100			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