LOT 34
IN OR 922/1006
FLORA PARKE PB 6/137-139

LEE THOMAS M JR & JANA L
23964 CRESENT PARKE COURT
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0034-0000

BUILDING CHARACTERISTICS

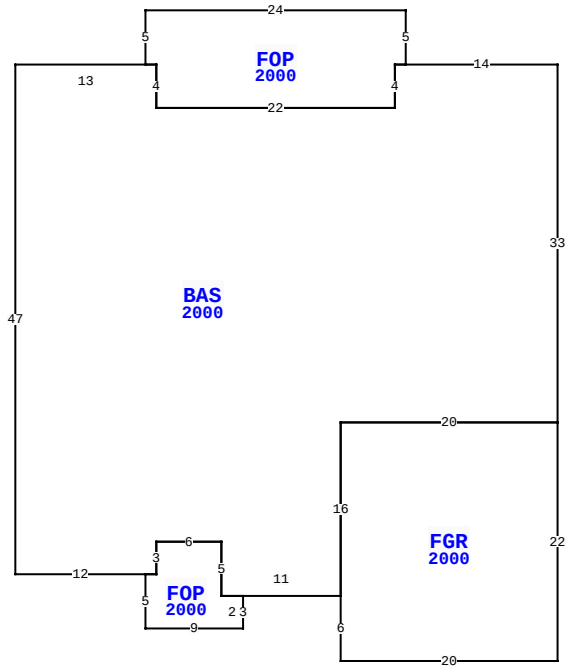
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	224,831
FGR	440	55	242	27,396
FOP	59	30	18	2,038
FOP	208	30	62	7,019
TOTALS	2,693		2,308	261,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,308	107.1140	127.20	293,578	2000	2000	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2001 Heated Area: 1986 HX Base Yr 2001



23964 CRESCENT PARKE CT, 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		261,284
TOTAL MARKET OB/XF VALUE		6,979
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		333,263
SOH/AGL Deduction		153,639
ASSESSED VALUE		179,624
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,624
TOTAL JUST VALUE		333,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012822	REPAIR- 1 DOOR	1,912	12/21/2020
996474	NEW CONSTR	121,000	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0922/1006	3/03/2000	WD	Q	I		143,800
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: LEE THOMAS JR & JAN						
0899/0557	9/10/1999	WD	U	V	19	25,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W14 FOP=[YR=2000] N5 W24 S5 E1 S4 E22 N4 E1 $ W1 S4 W22 N4 W13 S47 E12 FOP=[YR=2000] S5 E9 N3 W2 N5 W6 S3 W1 $ E1 N3 E6 S5 E11 FGR=[YR=2000] S6 E20 N22 W20 S16 $ N16 E20 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0810	CONCRETE A	0	100	54	3	162.00	SF	6.50	6.50	100	2000	2000	3	80	842	
3	0810	CONCRETE A	0	100	0	0	608.00	SF	6.50	6.50	100	2000	2000	3	80	3,162	

LAND DESCRIPTION

TOTAL OB/XF 6,979

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