

LOT 35
IN OR 1147/1488
FLORA PARKE PB 6/137-139

STANSELL MICHAEL & PAMELA E
23952 CRESENT PARKE COURT
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0035-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	16	WD FR STUC 100	0900	01	2,334	105.8400	125.68	293,337	2000	2000	0	0	11.00	89.00	VALUATION SUMMARY															
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2004													Heated Area: 1986														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2004														
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 80																												
Interior Floo	08	SHT VINYL 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	1,986	100	1,986	222,144																										
FGR	440	55	242	27,069																										
FOP	78	30	23	2,573																										
FSP	208	40	83	9,284																										
TOTALS			2,712		2,334	261,070																								
EXTRA FEATURES			23952 CRESENT PARKE CT, FERNANDINA BEACH																											
L N	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	23	3	69.00	SF	6.50	6.50	100	2000	2000	3	80	359															
3	0810	CONCRETE A	0 100	0	0	537.00	SF	6.50	6.50	100	2000	2000	3	80	2,792															
4	0462	ST/AL FNC	0 100	0	0	180.00	SF	10.00	10.00	100	2003	2003	3	36	648															
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																														