

LOT 38
IN OR 961/434
FLORA PARKE PB 6/137-139

HAYES DEBRA A
23904 CRESCENT PARKE COURT
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0038-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	12 HARDWOOD 70
Interior Floo	14 CARPET 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	1,900	100	1,900	211,088
BAS	420	100	420	46,662
FGR	582	55	320	35,552
FOP	55	30	16	1,777
FOP	84	30	25	2,778

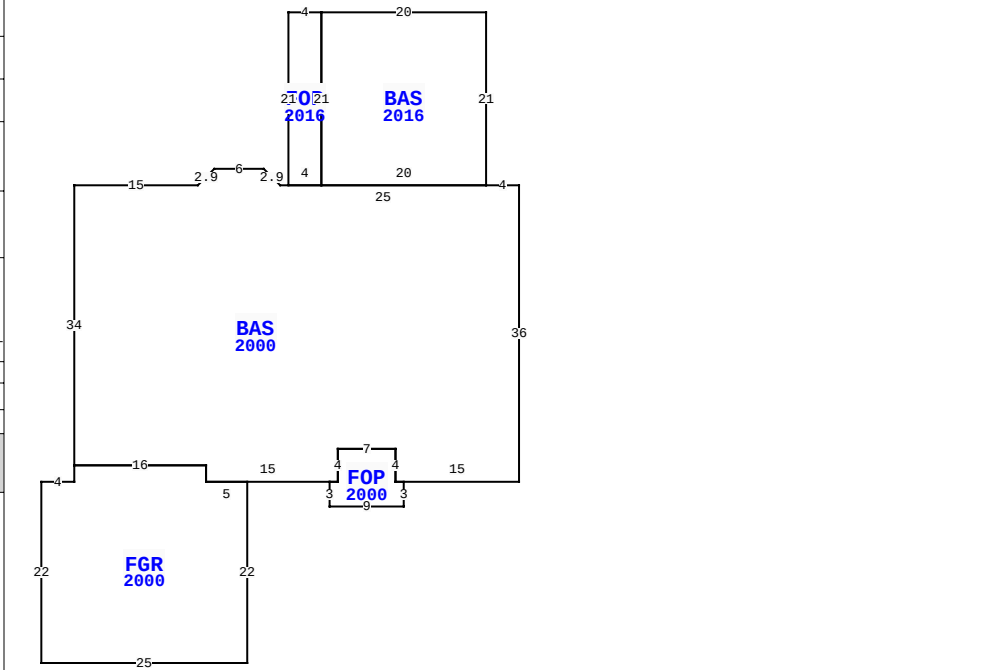
TOTALS	3,041	2,681	297,855
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	943.00	SF	5.20	
3	0866	POOL FIBER	0 100	0	0	198.00	SF	72.00	
4	0855	CONC PAVER	0 100	0	0	378.00	SF	10.00	
5	0471	VINYL FNC	0 100	0	0	114.00	LF	32.00	
6	0911	SCRN RM A	0 100	0	0	600.00	SF	17.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 01/06/2023 BY DJA

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,681	105.1200	124.83	334,669	2000	2000	0	0
1 SNGL FAM - 100% - 2001									
Heated Area: 2320									
HX Base Yr 2001									



23904 CRESCENT PARKE CT, FERNANDINA BEACH

TOTAL OB/XF									
24,646									

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24,646									

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					297,855				
TOTAL MARKET OB/XF VALUE					24,646				
TOTAL LAND VALUE - MARKET					65,000				
TOTAL MARKET VALUE					387,501				
SOH/AGL Deduction					169,048				
ASSESSED VALUE					218,453				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					168,453				
TOTAL JUST VALUE					387,501				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					304,916				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701530	SCRN ENCLSR	16,405	03/01/2017
B1633104	ADDITION	47,069	09/21/2016
B26234	REMODEL	2,702	07/01/2012
B25276	ADDITION	1,250	10/01/2011
007336	NEW CONSTR	100,000	07/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0961/0434	12/07/2000	WD	Q	I		145,200	
GRANTOR: SEDA CONSTRUCTION CO							
GRANTEE: HAYES DEBRA A							
0934/1117	6/01/2000	WD	U	V	19	25,500	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W4 BAS=[YR=2016] N21 W20 FOP=[YR=2016] W4 S21 E4 N21\$ S21 E20 \$ W25 U2 L2 W6 D2 L2 W15 S34 FGR=[YR=2000] S2 W4 S22 E25 N22 W5 N2 W16 \$ E16 S2 E15 FOP=[YR=2000] S3 E9 N3 W1 N4 W7 S4 W1 \$ E1 N4 E7 S4 E15 N36 \$.									