

LOT 39
IN OR 1604/1399
FLORA PARKE PB 6/137-139

HOUSEL DONALD K & SANDRA M
23892 CRESENT PARKE COURT
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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
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NEIGHBORHOOD/LOC	4041.00
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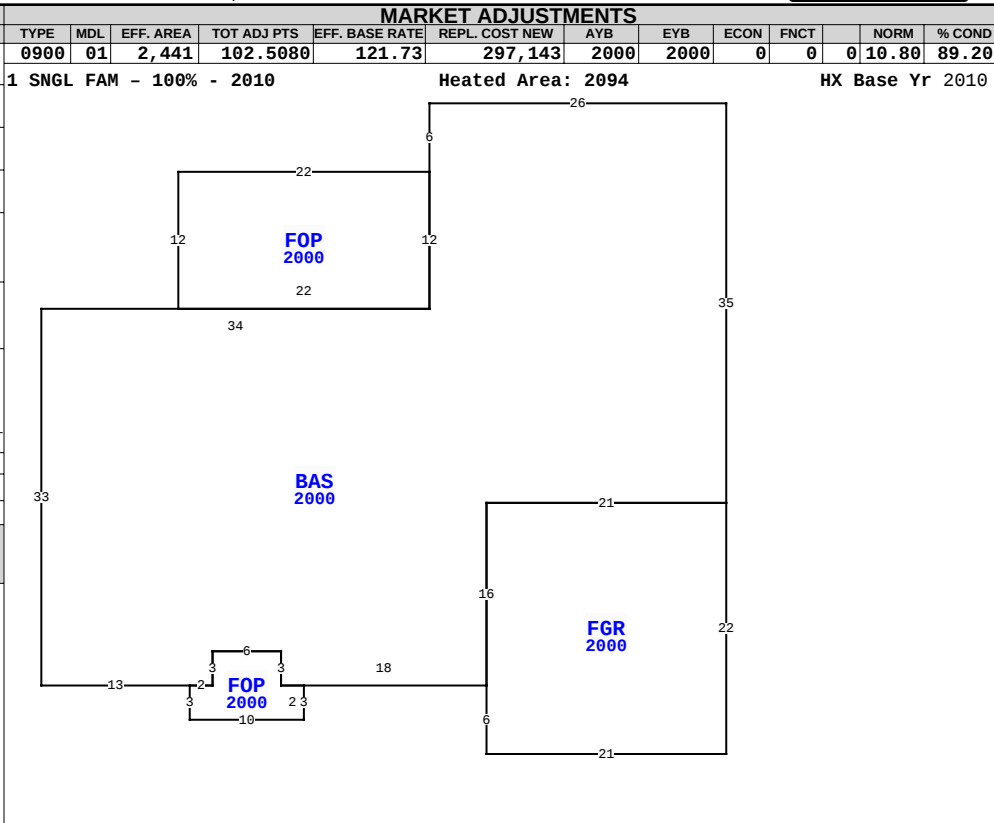
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2,094	227,373
FGR	462	55	254	27,580
FOP	48	30	14	1,520
FOP	264	30	79	8,578

TOTALS	2,868		2,441	265,052
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	624.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	32.00	

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

REVIEW DATE	04/12/2018	BY	KWX
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23892 CRESENT PARKE CT, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
7,516											

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7,516											

Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY											
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,052
TOTAL MARKET OB/XF VALUE		7,516
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		337,568
SOH/AGL Deduction		157,711
ASSESSED VALUE		179,857
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		124,857
TOTAL JUST VALUE		337,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007159	NEW CONSTR	100,000	05/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1604/1399	1/30/2009	WD	Q	I	01	194,900	
GRANTOR: BURNETTE GEORGE B & R							
GRANTEE: HOUSEL DONALD K & S							
1205/1574	2/04/2004	WD	Q	I		170,000	
GRANTOR: LUSARDI ROBERT J & DE							
GRANTEE: BURNETTE GEORGE & R							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2000] W26 S6 FOP=[YR=2000] W22 S12 E22 N12 \$ S12 W34 S33 E13 FOP=[YR=2000] S3 E10 N3 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E18 FGR=[YR=2000] S6 E21 N22 W21 S16 \$ N16 E21 N35 \$.											