

LOT 40
IN OR 903/1418
FLORA PARKE PB 6/137-139

GLASS ALAN F & SHARON E
23884 CRESENT PARKE COURT
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0040-0000



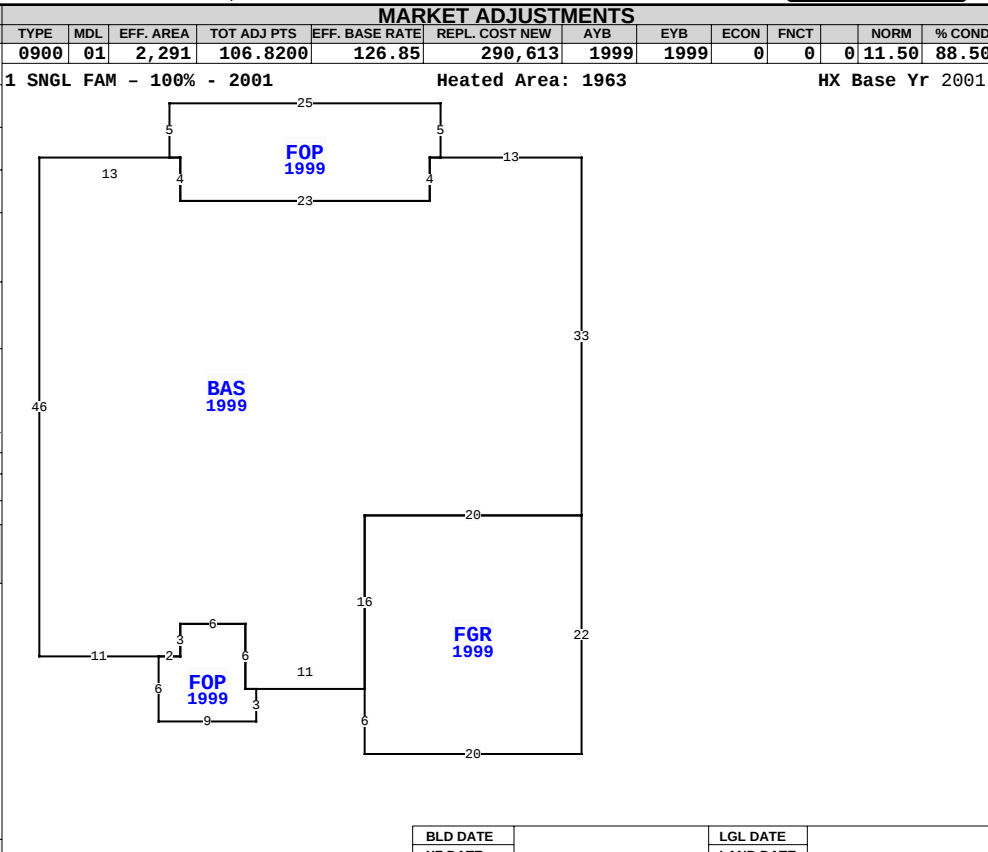
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,963	100	1,963	220,371
FGR	440	55	242	27,168
FOP	69	30	21	2,358
FOP	217	30	65	7,297
TOTALS	2,689		2,291	257,193

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	21	3	63.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	0	0	569.00	SF	6.50	6.50	
4	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	
5	0855	CONC PAVER	0	100	22	10	220.00	SF	10.00	10.00	

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	



TOTAL OB/XF											
10,304											

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10,304											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		257,193	
TOTAL MARKET OB/XF VALUE		10,304	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		332,497	
SOH/AGL Deduction		147,404	
ASSESSED VALUE		185,093	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		135,093	
TOTAL JUST VALUE		332,497	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		265,224	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111998	SOLAR PANEL	38,080	09/06/2021
R1707718	REPAIR/RRF	13,117	12/01/2017
9905979	NEW CONSTR	121,746	04/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0903/1418	10/15/1999	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION CO					
GRANTEE: GLASS ALAN F & SHAR					
0881/1544	5/06/1999	WD	U	V	19
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONST COMPANY					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W13 FOP=[YR=1999] N5 W25 S5 E1 S4 E23 N4 E1 \$ W1 S4 W23 N4 W13 S46 E11 FOP=[YR=1999] S6 E9 N3 W1 N6 W6 S3 W2 \$ E2 N3 E6 S6 E11 FGR=[YR=1999] S6 E20 N22 W20 S16 \$ N16 E20 N33 \$.											