

LOT 41
IN OR 1163/1470
FLORA PARKE PB 6/137-139

WRIGHT LARRIE W/STOVER EMMA L
23879 CRESENT PARKE COURT
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,358	100	2,358	241,564
FGR	420	55	231	23,665
FOP	75	30	22	2,254
FSP	208	40	83	8,503
TOTALS	3,061		2,694	275,985

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	32	3	96.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	26	20	520.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,694	104.2560	123.80	333,517	1999	1999	0	0	17.25	82.75
1 SNGL FAM - 100% - 2004 Heated Area: 2358 HX Base Yr 2004											
BLD DATE						LGL DATE	06/22/2023 MLU				
XF DATE						LAND DATE					
INC DATE						AG DATE					

23879 CRESCENT PARKE CT, FERNANDINA BEACH											
TOTAL OB/XF 6,103											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		275,985	
TOTAL MARKET OB/XF VALUE		6,103	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		347,088	
SOH/AGL Deduction		157,148	
ASSESSED VALUE		189,940	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		139,940	
TOTAL JUST VALUE		347,088	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		281,353	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707717	REPAIR/RRF	23,426	12/01/2017
M1705398	H/AC	0	09/01/2017
996344	NEW CONSTR	121,000	08/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1163/1470	8/20/2003	WD	Q	I		208,000	
GRANTOR: SHAND DARREN S & LORI							
GRANTEE: WRIGHT LARRIE W & E							
0913/1466	12/30/1999	WD	Q	I		161,200	
GRANTOR: SEDA CONSTRUCTION CO							
GRANTEE: SHAND DARREN S & LO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W16 FSP=[YR=2011] N4 W27 S4 E1 S4 E25 N4 E1\$ W1 S4 W25 N4 W13 S46 E13 FOP=[YR=1999] S8 E9 N5W1 N4 W6 S1 W2\$ E2 N1 E6 S4 E13 FGR=[YR=1999] S12 E21 N20 W21 S8\$ N8 E21 N41\$.											