LOT 46
FLORA PARKE PB 6/137-139

GAINEY ADAM
23939 CRESCENT PARKE COURT
FERNANDINA BEACH, FL 32034

**2023**

**25-2N-28-0550-0046-0000**

## BUILDING CHARACTERISTICS

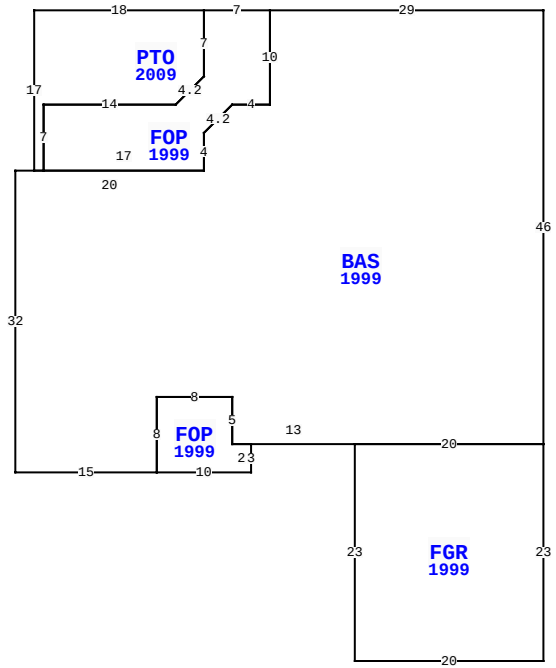
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 2,167 | 100 | 2,167 | 236,119 |
| FGR | 460 | 55 | 253 | 27,567 |
| FOP | 70 | 30 | 21 | 2,289 |
| FOP | 198 | 30 | 59 | 6,429 |
| PTO | 183 | 5 | 9 | 981 |
| TOTALS | 3,078 | | 2,509 | 273,384 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,509 | 103.6800 | 123.12 | 308,908 | 1999 | 1999 | 0 | 0 | 0 | 11.50 | 88.50 |

1 SNGL FAM – 100% - 2022 Heated Area: 2167 HX Base Yr 2022




23939 CRESCENT PARKE CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 273,384 |
| TOTAL MARKET OB/XF VALUE | | 12,360 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 350,744 |
| SOH/AGL Deduction | | 63,856 |
| ASSESSED VALUE | | 286,888 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 236,888 |
| TOTAL JUST VALUE | | 350,744 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 278,532 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1902342 | REPAIR/RRF | 19,315 | 03/01/2019 |
| 9905885 | NEW CONSTR | 158,238 | 03/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2469/1295 | 6/01/2021 | WD | Q | I | 01 | 335,000 |
| GRANTOR: HANSON EDWARD R & HEA | | | | | | |
| GRANTEE: GAINEY ADAM | | | | | | |
| 1653/1489 | 12/11/2009 | WD | U | I | 12 | 178,000 |
| GRANTOR: HSBC MORTGAGE SERVICE | | | | | | |
| GRANTEE: HANSON EDWARD R & H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1999] W29 FOP=[YR=1999] W7 PTO=[YR=2009] W18 S17 E1 N7 E14 U3 R3 N7$ S7 L3 D3 W14 S7 E17 N4 U3 R3 E4 N10$ S10 W4 D3 L3 S4 W20 S32 E15 FOP=[YR=1999] E10 N3 W2 N5 W8 S8$ N8 E8 S5 E13 FGR=[YR=1999] S23 E20 N23 W20 $E20 N46$ .

## EXTRA FEATURES

| 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 | 1999 | 1999 | 3 | 84 | 2,940 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 954.00 | SF | 6.50 | 6.50 | 100 | 1999 | 1999 | 3 | 79 | 4,899 | |
| 3 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 135.00 | SF | 17.50 | 17.50 | 100 | 2003 | 2003 | 3 | 22 | 520 | |
| 4 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 145.00 | LF | 32.00 | 32.00 | 100 | 2010 | 2010 | 3 | 81 | 3,758 | |
| 5 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2010 | 2010 | 3 | 81 | 243 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,360

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH 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 05/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS