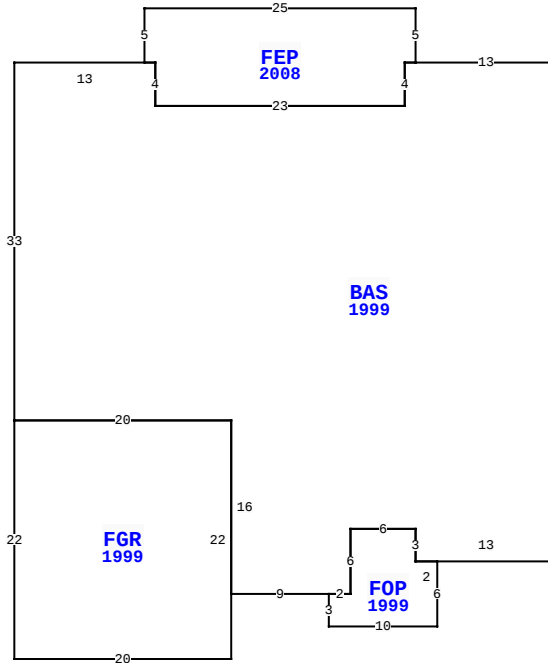


DONVARSKY MICHAEL & GWENDOLYN L
24068 CREEK PARKE CIR
FERNANDINA BEACH, FL 32034

25-2N-28-0550-0011-0000

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1										
Exterior Wall	17	CB STUCCO	100	0900	01	2,401	108.6820	135.85	326,176	1999	2002	0	0	0	10.50	89.50										
Roof Structure	03	GABLE/HIP	100	1 SNGL FAM - 100% - 2024													Heated Area: 1963			HX Base Yr 2024						
Roof Cover	03	COMP SHNGL	100																							
Interior Wall	05	DRYWALL	100																							
Interior Floor	14	CARPET	70																							
Interior Floor	11	CLAY TILE	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	1,963	100	1,963	238,673																						
FEP	217	80	174	21,156																						
FGR	440	55	242	29,424																						
FOP	72	30	22	2,675																						
TOTALS		2,692	2,401	291,928																						
EXTRA FEATURES				24068 CREEK PARKE CIR, FERNANDINA BEACH																						
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	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905											
2	0810	CONCRETE A	0	100	40	16	SF	6.50	6.50	100	1999	1999	3	77	3,203											
3	0810	CONCRETE A	0	100	21	3	SF	6.50	6.50	100	1999	1999	3	77	315											
4	0462	ST/AL FNC	0	100	0	0	SF	10.00	10.00	100	2000	2000	3	28	1,008											
5	0861	POOL GUNIT	0	100	0	0	SF	85.00	85.00	100	2014	2014	3	75	19,635											
6	0911	SCRN RM A	0	100	0	0	SF	17.50	17.50	100	2014	2014	3	65	11,534											
7	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2014	2014	3	95	5,852											
LAND DESCRIPTION																	TOTAL OB/XF 44,452									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									
REVIEW DATE 11/30/2022 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																										