

LOT 12
IN OR 1877/1338
FLORA PARKE PB 6/137-139

NICKLIN RYAN & IVONA
24060 CREEK PARKE CR
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0012-0000



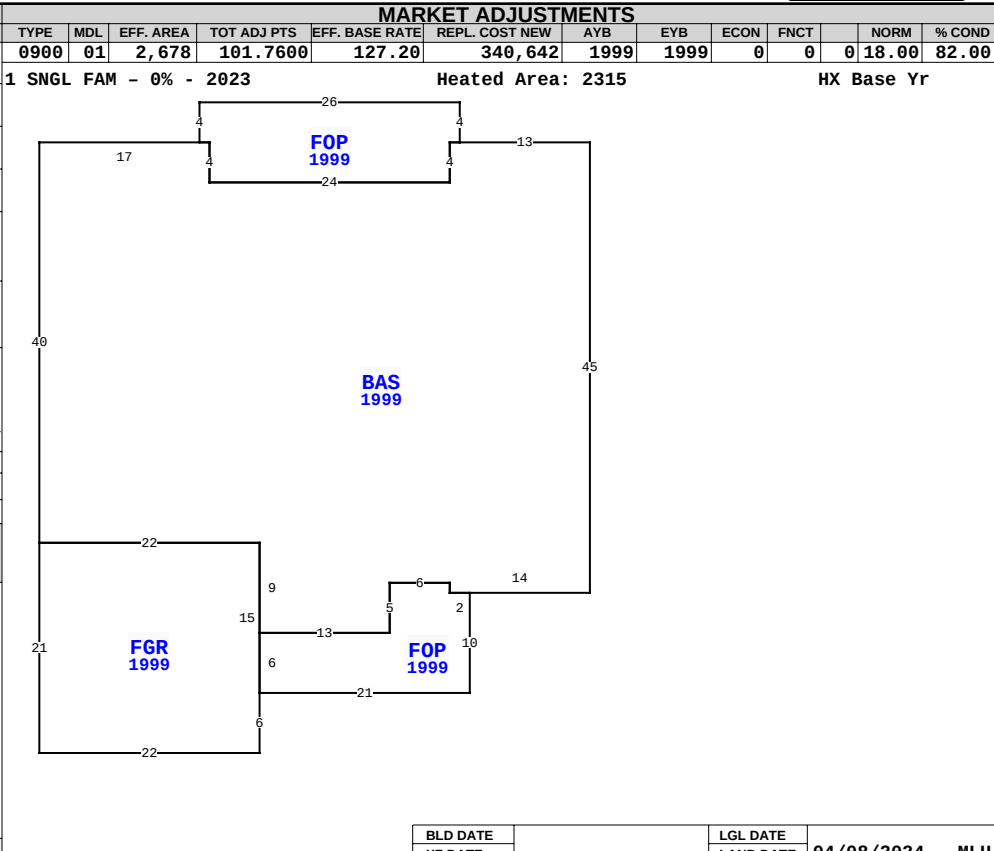
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,315	100	2,315	241,464
FGR	462	55	254	26,493
FOP	164	30	49	5,111
FOP	200	30	60	6,258
TOTALS	3,141		2,678	279,326

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	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	0	38	16	608.00	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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



24060 CREEK PARKE CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	279,326		
TOTAL MARKET OB/XF VALUE	6,308		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	360,634		
SOH/AGL Deduction	0		
ASSESSED VALUE	360,634		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	360,634		
TOTAL JUST VALUE	360,634		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	339,219		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996345	NEW CONSTR	128,760	08/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1877/1338	9/06/2013	WD	Q	I	01	180,000
GRANTOR: MCRAE GARLAND & ELIZA						
GRANTEE: NICKLIN RYAN & IVON						
1248/1313	7/27/2004	WD	Q	I		199,900
GRANTOR: DEES STEVEN J & BILLI						
GRANTEE: MCRAE ANGIE ETAL						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W13 FOP=[YR=1999] N4 W26 S4 E1 S4 E24 N4 E1\$ W1 S4 W24 N4 W17 S40 FGR=[YR=1999] S21 E22 N6 FOP=[YR=1999] E21 N10 W2N1W6 S5 W13 S6\$ N15 W22\$ E22 S9 E13 N5 E6 S1 E14 N45\$.											