

LOT 13
IN OR 2189/275
FLORA PARKE PB 6/137-139

CIRELLI JEFF & HOPE
24048 CREEK PARKE CR
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0013-0000



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 90
Interior Floo	08	SHT VINYL 10
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
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NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,138	100	2,138	227,164
FGR	484	55	266	28,262
FOP	42	30	13	1,381
FOP	264	30	79	8,394
PTO	44	5	2	213

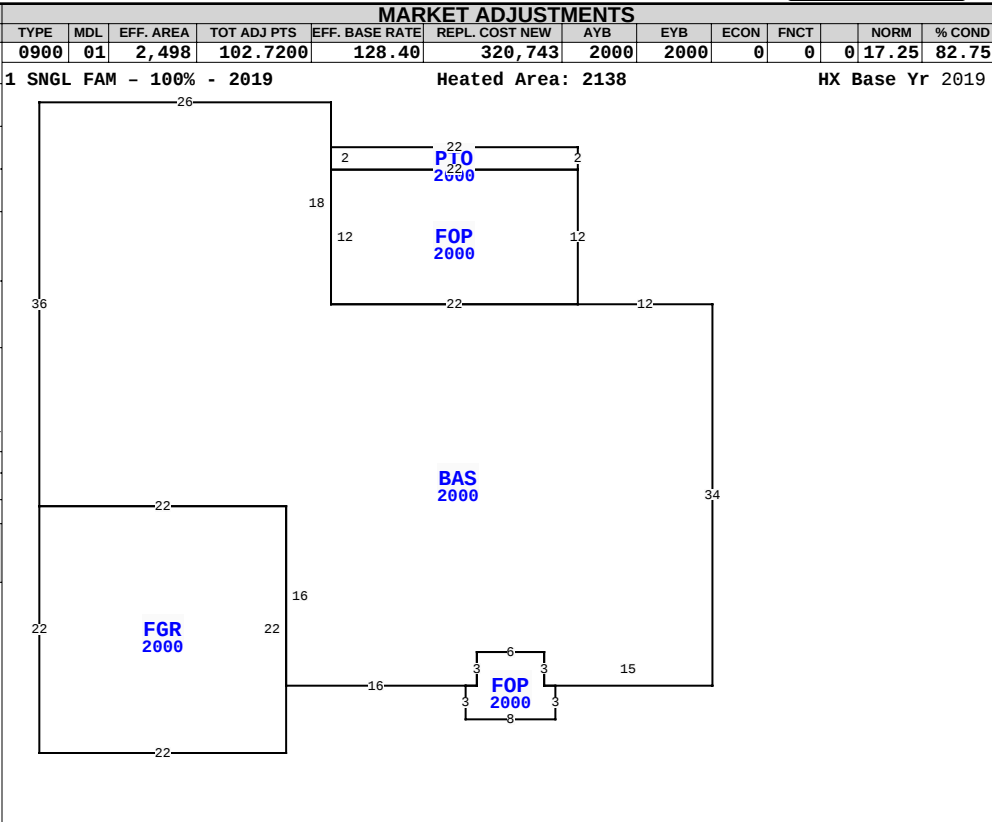
TOTALS	2,972		2,498	265,415
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EXTRA FEATURES

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	2000	2000	3	84	2,940	
2	0810	CONCRETE A	0	100	41	16	656.00	SF	6.50	6.50	100	2000	2000	3	79	3,369	
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	2000	2000	3	79	462	
4	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2007	2007	3	48	1,843	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



24048 CREEK PARKE CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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TOTAL OB/XF

8,614

NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,415
TOTAL MARKET OB/XF VALUE		8,614
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		349,029
SOH/AGL Deduction		127,085
ASSESSED VALUE		221,944
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,944
TOTAL JUST VALUE		349,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996697	NEW CONSTR	131,000	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2189/0275	4/05/2018	WD	Q	I	01	233,000

GRANTOR: CARTER ASHLEY L						
GRANTEE: CIRELLI JEFF & HOPE						
1846/0716	3/15/2013	WD	Q	I	02	170,000
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: GJERDE ASHLEY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W12 FOP=[YR=2000] N12 PTO=[YR=2000] N2 W22
S2 E22 \$ W22 S12 E22 \$ W22 N18 W26 S36 FGR=[YR=2000] S22 E22
N22 W22 \$ E22 S16 E16 FOP=[YR=2000] S3 E8 N3 W1 N3 W6 S3 W1
\$ E1 N3 E6 S3 E15 N34 \$.