



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		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	1,952	100	1,952	232,722
FGR	498	55	274	32,667
FOP	55	30	16	1,908
FOP	176	30	53	6,318
TOTALS	2,681		2,295	273,616

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999
2	0810	CONCRETE A	0 100	0	0	1,022.00	SF	6.50	6.50	100	1999

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	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	2,295	108.3880	135.48	310,927	1999	1999	0	0	0 12.00	88.00
1 SNGL FAM - 100% - 2021											
Heated Area: 1952											
HX Base Yr 2021											

24008 CREEK PARKE CIR, FERNANDINA BEACH											
BLD DATE 04/08/2024 MLU											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
8,020											
UNIT PRICE 75,000.00											
ADJ UNIT PRICE 75,000.00											
LAND VALUE 75,000											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		273,616	
TOTAL MARKET OB/XF VALUE		8,020	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		356,636	
SOH/AGL Deduction		114,823	
ASSESSED VALUE		241,813	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		191,813	
TOTAL JUST VALUE		356,636	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,607	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706018	REPAIR/RRF	13,813	09/01/2017
996301	NEW CONSTR	136,449	07/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2690/435	1/10/2024	WD U	I	11	
GRANTOR: BACK MARK V					
GRANTEE: BACK LAND TRUST					
2399/1620	10/09/2020	WD U	I	30	
GRANTOR: BACK LINDA & BURNIS V					
GRANTEE: BACK MARK V					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W15 N3 W12 S3 W1 FOP=[YR=2022] N11 W16 S11 E16\$ W27 S36 E14 FOP=[YR=1999] S3 E9 N3 W1 N4 W7 S4 W1\$ E1 N4 E7 S4 E12 FGR=[YR=1999] S22 E21 N26 W9 S4 W12\$ E12 N4 E9 N32\$.											