LOT 17
IN OR 1367/1585
FLORA PARKE PB 6/137-139

MEALING VIRGINIA E
308 SIMMONS RD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0017-0000

BUILDING CHARACTERISTICS

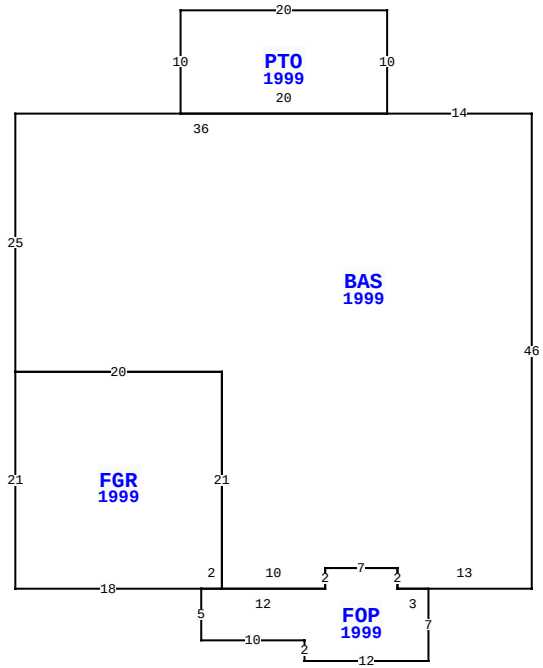
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,866	100	1,866	210,006
FGR	420	55	231	25,997
FOP	148	30	44	4,952
PTO	200	5	10	1,126
TOTALS	2,634		2,151	242,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,151	103.4880	129.36	278,253	1999	1999	0	0	0	13.00	87.00

1 SNGL FAM – 0% - 0 Heated Area: 1866 HX Base Yr



23996 CREEK PARKE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,080
TOTAL MARKET OB/XF VALUE	7,261
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	324,341
SOH/AGL Deduction	59,968
ASSESSED VALUE	264,373
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,373
TOTAL JUST VALUE	324,341
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906195	NEW CONSTR	100,000	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1367/1585	11/17/2005	WD	Q	I		212,000
GRANTOR: WALASKA BROOK L						
GRANTEE: MEALING JESSE F & V						
1257/1648	9/09/2004	WD	Q	I		171,000
GRANTOR: BASS WILLIAM W & LIND						
GRANTEE: WALASKA BROOK L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W14 PTO=[YR=1999] N10 W20 S10 E20$ W36 S25 FGR=[YR=1999] S21 E18 FOP=[YR=1999] S5 E10 S2 E12 N7 W3 N2 W7 S2 W12$ E2 N21 W20$ E20 S21 E10 N2 E7 S2 E13 N46$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	0	0	0	789.00	SF	6.50	6.50	100	1999	1999	3	77	3,949	
2	0476	VF 6 SBPL	0	0	0	0	150.00	LF	32.00	32.00	100	2006	2006	3	69	3,312	

LAND DESCRIPTION

TOTAL OB/XF 7,261

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS