LOT 19
FLORA PARKE PB 6/137-139

BOSSARD VINCENT ARTHUR/BOSSARD PATRICK ARTHUR & JE
23968 CREEK PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

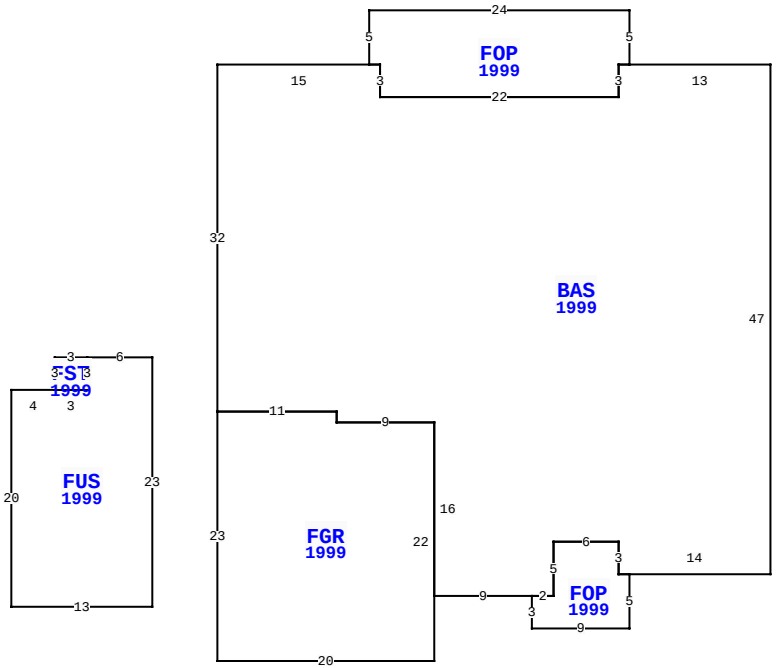
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,044	100	2,044	242,847
FGR	451	55	248	29,465
FOP	59	30	18	2,139
FOP	186	30	56	6,653
FST	9	55	5	594
FUS	278	100	278	33,029
TOTALS	3,027		2,649	314,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,649	104.4480	130.56	345,853	1999	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2021 Heated Area: 2322 HX Base Yr 2021



23968 CREEK PARKE CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		314,726
TOTAL MARKET OB/XF VALUE		8,029
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		397,755
SOH/AGL Deduction		165,645
ASSESSED VALUE		232,110
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		177,110
TOTAL JUST VALUE		397,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906057	NEW CONSTR	161,315	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/1914	11/30/2020	WD	Q	I	01	323,900
GRANTOR: EVERETT PHILLIP L & L						
GRANTEE: BOSSARD VINCENT ART						
2294/1063	7/29/2019	WD	Q	I	01	300,000
GRANTOR: OYLER KEVIN M & HEATH						
GRANTEE: EVERETT PHILLIP L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W13 FOP=[YR=1999] N5 W24 S5 E1 S3 E22 N3 E1 $ W1 S3 W22 N3 W15 S32 FGR=[YR=1999] S23 E20 N22 W9 N1 W11 $ E11 S1 E9 S16 E9 FOP=[YR=1999] S3 E9 N5 W1 N3 W6 S5 W2 $ E2 N5 E6 S3 E14 N47 $ PTR= W70 S30 FUS=[YR=1999] E4 FST=[YR=1999] N3 E3 S3 W3 $ E3 N3 E6 S23 W13N20$ E70 N30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	100	39	16	624.00	SF	6.50	6.50	100	1999	1999	3	77	3,123	
3	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	1999	1999	3	77	465	
4	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2005	2005	3	40	1,536	

LAND DESCRIPTION

TOTAL OB/XF 8,029

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	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 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