



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
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

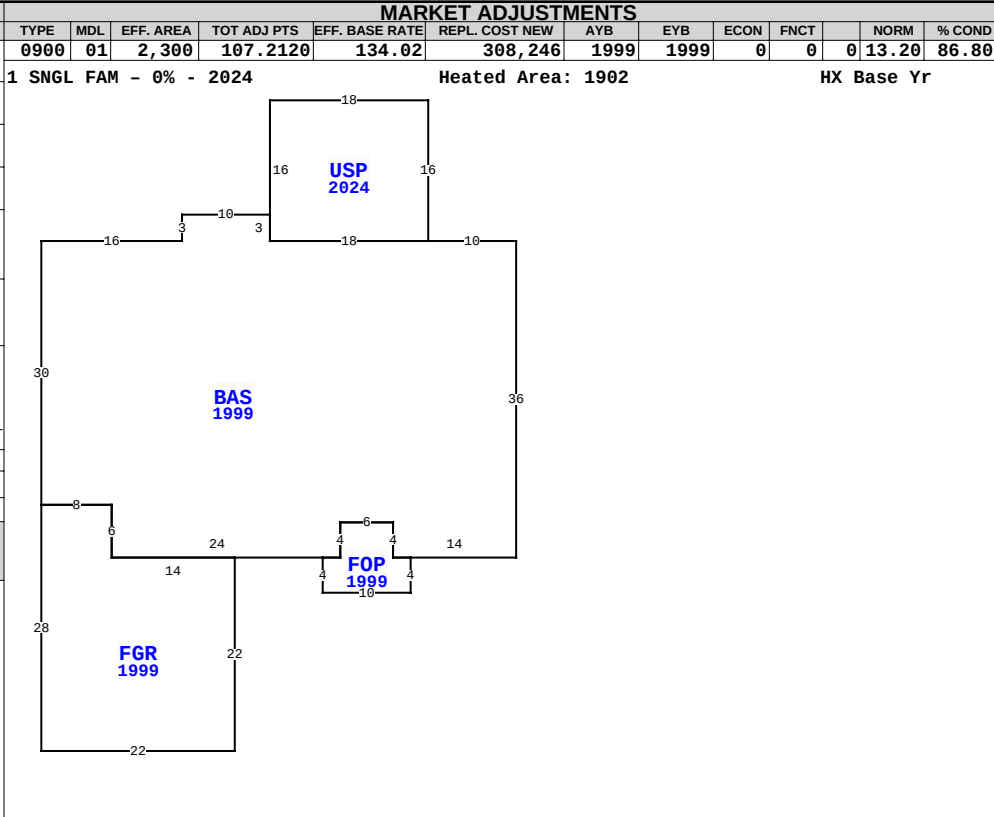
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	1,902	221,258
FGR	532	55	293	34,085
FOP	64	30	19	2,210
USP	288	30	86	10,005

TOTALS	2,786		2,300	267,558
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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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999
2	0810	CONCRETE A	0	0	60	21	1,260.00	SF	6.50	6.50	100	1999
3	0810	CONCRETE A	0	0	0	0	18.00	SF	6.50	6.50	100	1999
4	0855	CONC PAVER	0	0	0	0	355.00	SF	10.00	10.00	100	2024



23922 CRESCENT PARKE CT, FERNANDINA BEACH, FL 32034	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0810	CONCRETE A	0	0	60	21	1,260.00	SF	6.50	6.50	100	1999	1999	3	77	6,306	
3	0810	CONCRETE A	0	0	0	0	18.00	SF	6.50	6.50	100	1999	1999	3	77	90	
4	0855	CONC PAVER	0	0	0	0	355.00	SF	10.00	10.00	100	2024	2023		100	3,550	

LAND DESCRIPTION										TOTAL OB/XF										12,851	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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					
REVISED DATE: 10/10/2022 BY: CC Title: 0.00 Fee: 144.00 Fee: 200.00 Market: 0.00 Individual: 0.00																					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		267,558	
TOTAL MARKET OB/XF VALUE		12,851	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		355,409	
SOH/AGL Deduction		0	
ASSESSED VALUE		355,409	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		355,409	
TOTAL JUST VALUE		355,409	
NCON VALUE		12,624	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,600	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009951	312 SF SCR N ENCL	10,370	08/02/2023
9906003	NEW CONSTR	134,300	04/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2642/859	4/19/2023	WD	Q	I	02	370,000	
GRANTOR: CURZIO JEAN E &							
GRANTEE: TARNOW MANAGEMENT L							
2120/0326	5/12/2017	WD	Q	I	02	225,000	
GRANTOR: GIBSON SCOTT N & DEBO							
GRANTEE: CURZIO FRANK XAVIER							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1999;ORIG=0,0] W10 W18 N3 W10 S3 W16 S30 E8 S6 E24 E2 N4 E6 S4 E14 N36 \$									
FGR=[YR=1999;ORIG=-54,30] S28 E22 N22 W14 N6 W8 \$									
FOP=[YR=1999;ORIG=-22,36] S4 E10 N4 W2 N4 W6 S4 W2 \$									
USP=[YR=2024;ORIG=-28,-16] E18 S16 W18 N16 \$									