

LOT 38
IN OR 961/434
FLORA PARKE PB 6/137-139

HAYES DEBRA A
23904 CRESCENT PARKE COURT
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0038-0000



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	12	HARDWOOD 70
Interior Floo	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	1,900	100	1,900	220,949
BAS	420	100	420	48,841
FGR	582	55	320	37,212
FOP	55	30	16	1,860
FOP	84	30	25	2,907

TOTALS	3,041		2,681	311,770
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	943.00	SF	5.20	
3	0866	POOL FIBER	0 100	0	0	198.00	SF	72.00	
4	0855	CONC PAVER	0 100	0	0	378.00	SF	10.00	
5	0471	VINYL FNC	0 100	0	0	114.00	LF	32.00	
6	0911	SCRN RM A	0 100	0	0	600.00	SF	17.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	DJA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,681	105.1200	131.40	352,283	2000	2000	0	0	11.50	88.50	
1 SNGL FAM - 100% - 2001												
Heated Area: 2320												
HX Base Yr 2001												

23904 CRESCENT PARKE CT, FERNANDINA BEACH	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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0811	CONCRETE B	0 100	0	0	943.00	SF	5.20	5.20	100	2000	2000	3	79	3,874	
3	0866	POOL FIBER	0 100	0	0	198.00	SF	72.00	72.00	100	2003	2003	3	21	2,994	
4	0855	CONC PAVER	0 100	0	0	378.00	SF	10.00	10.00	100	2016	2016	3	96	3,629	
5	0471	VINYL FNC	0 100	0	0	114.00	LF	32.00	32.00	100	2003	2003	3	61	2,225	
6	0911	SCRN RM A	0 100	0	0	600.00	SF	17.50	17.50	100	2017	2017	3	78	8,190	

TOTAL OB/XF												
23,852												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00

Market:	0	Agricultural:	0	Common:	75,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		311,770	
TOTAL MARKET OB/XF VALUE		23,852	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		410,622	
SOH/AGL Deduction		185,615	
ASSESSED VALUE		225,007	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		175,007	
TOTAL JUST VALUE		410,622	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		387,501	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701530	SCRN ENCLSR	16,405	03/01/2017
B1633104	ADDITION	47,069	09/21/2016
B26234	REMODEL	2,702	07/01/2012
B25276	ADDITION	1,250	10/01/2011
007336	NEW CONSTR	100,000	07/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0961/0434	12/07/2000	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION CO					
GRANTEE: HAYES DEBRA A					
0934/1117	6/01/2000	WD	U	V	19
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2000] W4 BAS=[YR=2016] N21 W20 FOP=[YR=2016] W4 S21 E4 N21\$ S21 E20 \$ W25 U2 L2 W6 D2 L2 W15 S34 FGR=[YR=2000] S2 W4 S22 E25 N22 W5 N2 W16 \$ E16 S2 E15 FOP=[YR=2000] S3 E9 N3 W1 N4 W7 S4 W1 \$ E1 N4 E7 S4 E15 N36 \$.									