

LOT 39
IN OR 1604/1399
FLORA PARKE PB 6/137-139

HOUSEL DONALD K & SANDRA M
23892 CRESENT PARKE COURT
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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NEIGHBORHOOD/LOC	4041.00
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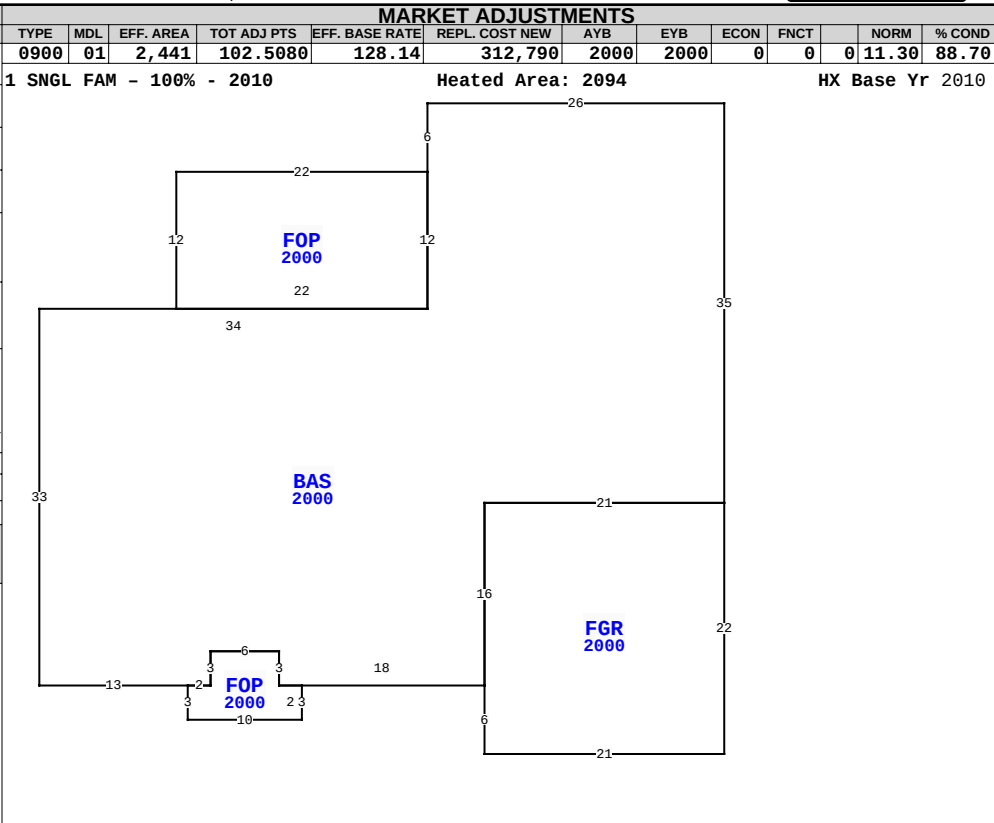
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100	2,094	238,004
FGR	462	55	254	28,870
FOP	48	30	14	1,591
FOP	264	30	79	8,979

TOTALS	2,868		2,441	277,445
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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	100	0	0	1.00	UT	3,500.00	100	2000
2	0810	CONCRETE A	0	100	0	0	624.00	SF	6.50	100	2000
3	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00	100	2010

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	1.00

REVIEW DATE	05/06/2024	BY	NWA
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23892 CRESENT PARKE CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
7,392											

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7,392											

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	277,445		
TOTAL MARKET OB/XF VALUE	7,392		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	359,837		
SOH/AGL Deduction	174,584		
ASSESSED VALUE	185,253		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	130,253		
TOTAL JUST VALUE	359,837		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	337,568		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007159	NEW CONSTR	100,000	05/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1604/1399	1/30/2009	WD	Q	I	01	194,900
GRANTOR: BURNETTE GEORGE B & R						
GRANTEE: HOUSEL DONALD K & S						
1205/1574	2/04/2004	WD	Q	I		170,000
GRANTOR: LUSARDI ROBERT J & DE						
GRANTEE: BURNETTE GEORGE & R						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W26 S6 FOP=[YR=2000] W22 S12 E22 N12 \$ S12 W34 S33 E13 FOP=[YR=2000] S3 E10 N3 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E18 FGR=[YR=2000] S6 E21 N22 W21 S16 \$ N16 E21 N35 \$.											