

LOT 43  
IN OR 2194/377  
FLORA PARKE PB 6/137-139

PARR RICARDO & BARBARA  
23895 CRESCENT PARKE CT  
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0043-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 80  |
| Exterior Wall            | 05 AVERAGE 20     |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 13 LVT/LAMNT 80   |
| Interior Floor           | 11 CLAY TILE 20   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 2 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 1.5 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  |    |

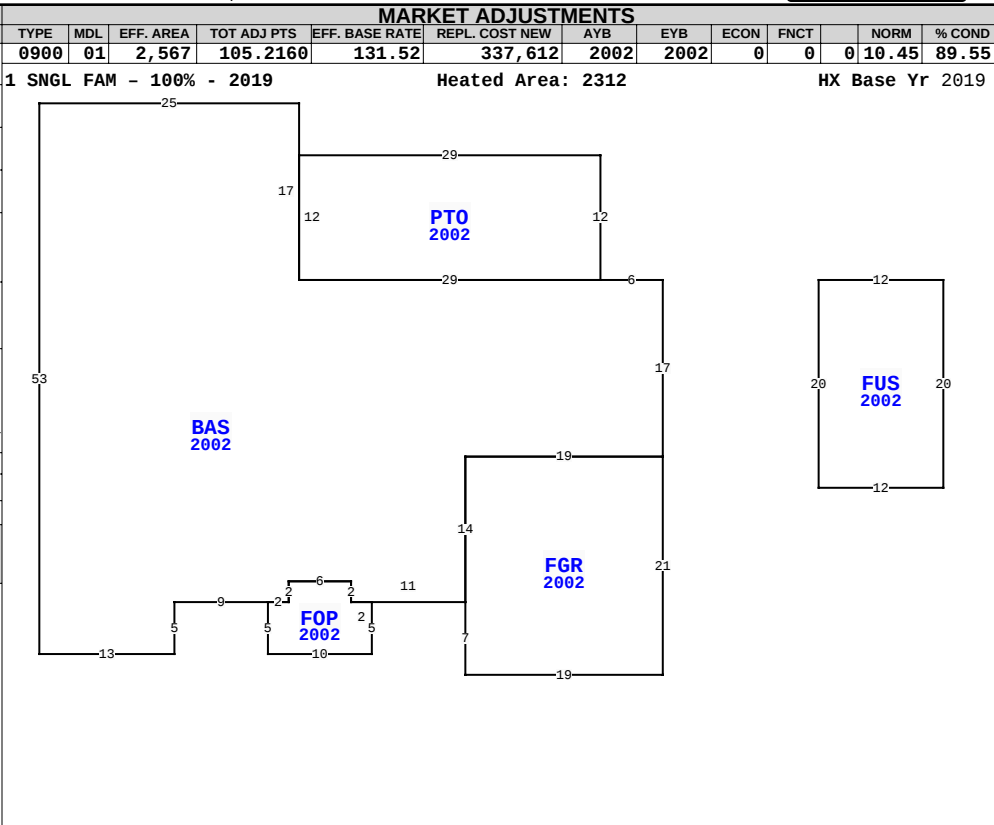
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,072            | 100         | 2,072        | 244,032              |
| FGR       | 399              | 55          | 219          | 25,793               |
| FOP       | 62               | 30          | 19           | 2,238                |
| FUS       | 240              | 100         | 240          | 28,266               |
| PTO       | 348              | 5           | 17           | 2,002                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 3,121 | 2,567 | 302,332 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 | 3,500.00       |       |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 479.00 | SF | 6.50     | 6.50           |       |
| 3              | 0855       | CONC PAVER  | 0   | 100 | 20 | 15 | 300.00 | SF | 10.00    | 10.00          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000134   | C   | SFR POND             | 100 |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |       |

REVIEW DATE 01/06/2023 BY DJA



|                                           |          |           |            |     |
|-------------------------------------------|----------|-----------|------------|-----|
| 23895 CRESCENT PARKE CT, FERNANDINA BEACH | BLD DATE | LGL DATE  | 04/08/2024 | MLU |
|                                           | XF DATE  | LAND DATE |            |     |
|                                           | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 8,143       |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 8,143       |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 4              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 302,332   |  |             |
| TOTAL MARKET OB/XF VALUE  | 8,143     |  |             |
| TOTAL LAND VALUE - MARKET | 75,000    |  |             |
| TOTAL MARKET VALUE        | 385,475   |  |             |
| SOH/AGL Deduction         | 139,129   |  |             |
| ASSESSED VALUE            | 246,346   |  |             |
| TOTAL EXEMPTION VALUE     | 50,000    |  |             |
| BASE TAXABLE VALUE        | 196,346   |  |             |
| TOTAL JUST VALUE          | 385,475   |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   | 362,048   |  |             |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| R2108329   | ROOF        | 19,000 | 06/24/2021 |
| B1804159   | REMODEL     | 2,290  | 05/01/2018 |

| SALES DATA                   |            |           |     |     |        |            |  |
|------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2194/0377                    | 4/26/2018  | WD        | Q   | I   | 01     | 262,000    |  |
| GRANTOR: AUSTIN FAMILY TRUST |            |           |     |     |        |            |  |
| GRANTEE: PARR RICARDO & BARB |            |           |     |     |        |            |  |
| 1953/1708                    | 12/18/2014 | QC        | U   | I   | 11     | 100        |  |
| GRANTOR: AUSTIN RICHARD C    |            |           |     |     |        |            |  |
| GRANTEE: AUSTIN FAMILY TRUST |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2002] W6 PTO=[YR=2002] N12 W29 S12 E29 \$ W29 N17 W25 S53 E13 N5 E9 FOP=[YR=2002] S5 E10 N5 W2 N2 W6 S2 W2 \$ E2 N2 E6 S2 E11 FGR=[YR=2002] S7 E19 N21 W19 S14 \$ N14 E19 N17 \$ PTR= E15 FUS=[YR=2002] E12 S20 W12 N20 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |  |  |