LOT 10
FLORA PARKE PB 6/137-139

SN FLORIDA II LLC
8390 E VIA DE VENTURA F-110, STE 303
SCOTTSDALE, AZ 85258

2025

25-2N-28-0550-0010-0000

BUILDING CHARACTERISTICS

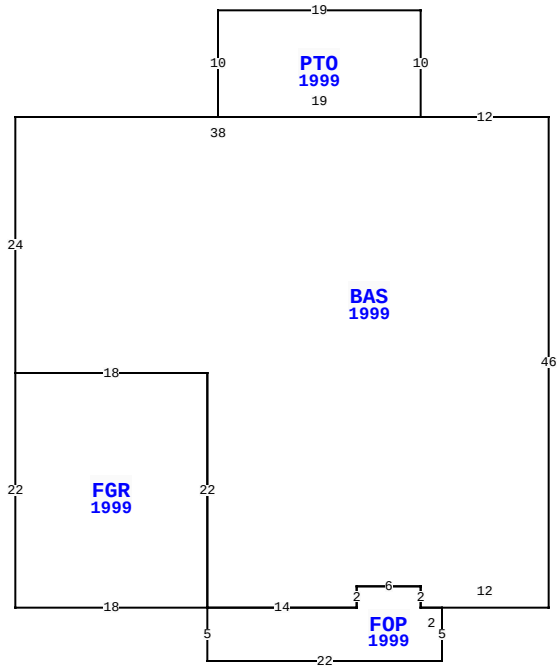
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,892	100	1999	1,892	228,939
FGR	396	55	1999	218	26,378
FOP	122	30	1999	37	4,477
PTO	190	5	1999	10	1,210
TOTALS	2,600			2,157	261,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,157	106.0360	139.97	301,915	1999	1999	0	0	0	13.55	86.45

1 SNGL FAM – 0% - 2023 Heated Area: 1892 HX Base Yr



24078 CREEK PARKE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	261,006
TOTAL MARKET OB/XF VALUE	12,544
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	358,550
SOH/AGL Deduction	0
ASSESSED VALUE	358,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,550
TOTAL JUST VALUE	358,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2000518	REPAIR/RRF	6,000	01/01/2020
9906729	XFOB	2,150	01/01/2000
996246	NEW CONSTR	131,000	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2583/0264	8/01/2022	WD	U	I	37	390,000
GRANTOR: JAMES ELLIOTT MICHAEL						
GRANTEE: SN FLORIDA II LLC						
2082/0012	11/02/2016	WD	Q	I	01	189,000
GRANTOR: BENTON SUZANNE H						
GRANTEE: JAMES ELLIOTT MICHA						

BUILDING NOTES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	0	0	0	681.00	SF	6.50	6.50	100	1999	1999	3	75	3,320	
3	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	1999	1999	3	75	351	
4	0911	SCRN RM A	0	0	20	10	200.00	SF	17.50	17.50	100	2000	2000	3	20	700	
5	0855	CONC PAVER	0	0	0	0	240.00	SF	10.00	10.00	100	2008	2008	3	88	2,112	
6	0462	ST/AL FNC	0	0	0	0	672.00	SF	10.00	10.00	100	2008	2008	3	48	3,226	

BUILDING DIMENSIONS

BAS=[YR=1999] W12 PTO=[YR=1999] N10 W19 S10 E19 $ W38 S24
FGR=[YR=1999] S22 E18 N22 W18$ E18S22 FOP=[YR=1999] S5 E22
N5 W2 N2 W6 S2 W14 $ E14 N2 E6 S2 E12 N46 $.

LAND DESCRIPTION

TOTAL OB/XF 12,544

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	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS