

LOT 12
IN OR 1877/1338
FLORA PARKE PB 6/137-139

NICKLIN RYAN & IVONA
24060 CREEK PARKE CR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0012-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	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
NEIGHBORHOOD/LOC		4041.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,315	100	1999	2,315	252,648
FGR	462	55	1999	254	27,720
FOP	164	30	1999	49	5,348
FOP	200	30	1999	60	6,548
TOTALS	3,141			2,678	292,264

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,678	101.7600	134.32	359,709	1999	1999	0	0	0	18.75	81.25
1 SNGL FAM - 0% - 2023 Heated Area: 2315 HX Base Yr												
												