



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 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		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	1,908	100	1999	1,908	225,317
FGR	380	55	1999	209	24,681
FOP	122	30	1999	37	4,369
FOP	150	30	2007	45	5,314
FSP	170	40	2007	68	8,030
TOTALS	2,730			2,267	267,711

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	40	16	640.00	SF	5.20
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,267	103.4880	136.60	309,672	1999	1999	0	0
1 SNGL FAM - 100% - 2025									
Heated Area: 1908									
HX Base Yr 2025									
24036 CREEK PARKE CIR, FERNANDINA BEACH									
BLD DATE: 04/23/2025 MLU									

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	0811	CONCRETE B	0	100	40	16	640.00	SF	5.20	5.20	100	1999	1999	3	75	2,496	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	1999	1999	3	75	322	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
4	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	100	2007	2007	3	69	1,457	

TOTAL OB/XF									
7,110									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					267,711				
TOTAL MARKET OB/XF VALUE					7,110				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					359,821				
SOH/AGL Deduction					103,844				
ASSESSED VALUE					255,977				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					205,255				
TOTAL JUST VALUE					359,821				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					337,454				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B172755	H/AC	0	05/01/2017
B17523	ADDITION	9,900	10/31/2006
9905769	NEW CONSTR	116,400	02/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2750/1921	11/15/2024	WD	Q	I	01	410,000	
GRANTOR: MIKSINSKI SARAH P & T							
GRANTEE: COLLINS MICHAEL RYA							
2367/0764	6/09/2020	WD	Q	I	01	259,500	
GRANTOR: COLLINS DAVID & CANDA							
GRANTEE: MIKSINSKI SARAH P &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W18 FSP=[YR=2007] N10 W17 FOP=[YR=2007] W15 S10 E15 N10\$ S10 E17\$ W32 S46 E9 FOP=[YR=1999] S5 E22 N5 W13 N2 W6 S2 W3 \$ E3N2 E6 S2 E13 FGR=[YR=1999] E19 N20 W19 S20 \$ N20 E19 N26 \$.									