LOT 16
FLORA PARKE PB 6/137-139

BACK LAND TRUST/BACK LINDA J TRUSTEE
24008 CREEK PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0016-0000

BUILDING CHARACTERISTICS

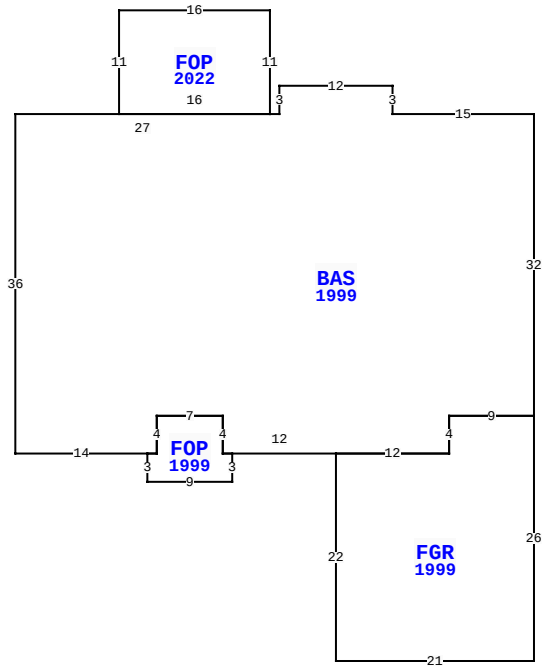
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,952	100	1999	1,952	244,364
FGR	498	55	1999	274	34,301
FOP	55	30	1999	16	2,003
FOP	176	30	2022	53	6,635
TOTALS	2,681			2,295	287,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,295	108.3880	143.07	328,346	1999	1999	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2025 Heated Area: 1952 HX Base Yr 2025



24008 CREEK PARKE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,303
TOTAL MARKET OB/XF VALUE		7,817
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		380,120
SOH/AGL Deduction		100,998
ASSESSED VALUE		279,122
TOTAL EXEMPTION VALUE	HX HB WX VX	60,722
BASE TAXABLE VALUE		218,400
TOTAL JUST VALUE		380,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1706018	REPAIR/RRF	13,813	09/01/2017
996301	NEW CONSTR	136,449	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2690/435	1/10/2024	WD	U	I	11	100
GRANTOR: BACK MARK V						
GRANTEE: BACK LAND TRUST						
2399/1620	10/09/2020	WD	U	I	30	232,700
GRANTOR: BACK LINDA & BURNIS V						
GRANTEE: BACK MARK V						

BUILDING NOTES

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	1,022.00	SF	6.50	6.50	100	1999	1999	3	75	4,982	

BUILDING DIMENSIONS

BAS=[YR=1999] W15 N3 W12 S3 W1 FOP=[YR=2022] N11 W16 S11 E16$ W27 S36 E14 FOP=[YR=1999] S3 E9 N3 W1 N4 W7 S4 W1$ E1 N4 E7 S4 E12 FGR=[YR=1999] S22 E21 N26 W9 S4 W12$ E12 N4 E9 N32$.

LAND DESCRIPTION

TOTAL OB/XF 7,817

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		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