LOT 18
FLORA PARKE PB 6/137-139

DAVIS KAUFMAN SHANNON R
23978 CREEK PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0018-0000

BUILDING CHARACTERISTICS

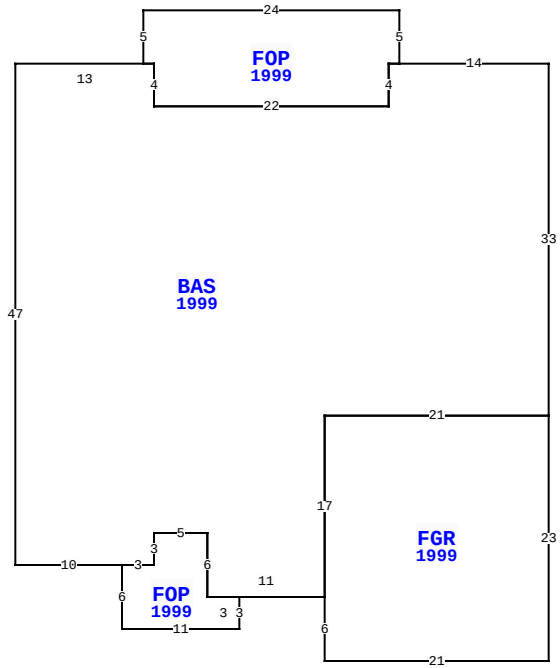
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,986	100	1999	1,986	243,199
FGR	483	55	1999	266	32,573
FOP	72	30	1999	22	2,694
FOP	208	30	1999	62	7,592
TOTALS	2,749			2,336	286,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,336	107.3100	141.65	330,894	1999	1999	0	0	0	13.55	86.45

1 SNGL FAM – 0% - 2025 Heated Area: 1986 HX Base Yr



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

23978 CREEK PARKE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	286,058
TOTAL MARKET OB/XF VALUE	9,364
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	380,422
SOH/AGL Deduction	0
ASSESSED VALUE	380,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	380,422
TOTAL JUST VALUE	380,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906132	NEW CONSTR	100,000	04/01/1999
9905913	NEW CONSTR	139,700	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/175	6/20/2024	PR	U	I	19	100
GRANTOR: DAVIS KAUFMAN SHANNON						
GRANTEE: DAVIS KAUFMAN SHANN						
1446/1562	9/22/2006	QC	Q	I	01	100
GRANTOR: BROWN CLAUDE E & ETTA						
GRANTEE: BROWN JOSEPH E & FR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W14 FOP=[YR=1999] N5 W24 S5 E1 S4 E22 N4 E1 $ W1 S4 W22 N4 W13 S47 E10 FOP=[YR=1999] S6 E11 N3 W3 N6 W5 S3 W3 $ E3 N3 E5 S6 E11 FGR=[YR=1999] S6 E21 N23 W21 S17 $ N17 E21 N33 $.

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	21	3	63.00	SF	6.50	6.50	100	1999	1999	3	75	307	
3	0810	CONCRETE A	0	0	37	16	592.00	SF	6.50	6.50	100	1999	1999	3	75	2,886	
4	0462	ST/AL FNC	0	0	0	0	720.00	SF	10.00	10.00	100	2006	2006	3	40	2,880	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	76	456	

LAND DESCRIPTION

TOTAL OB/XF 9,364

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 05/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS