LOT 20
IN OR 1888/335
FLORA PARKE PB 6/137-139

PLOTT JAMES F JR & FRANNIE S
23956 CREEK PARKE CIR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

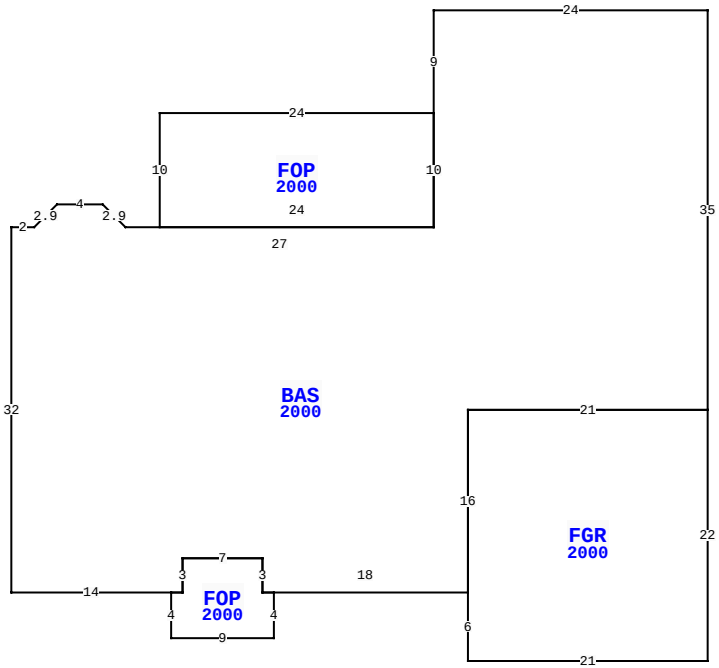
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,063	100	2000	2,063	257,393
FGR	462	55	2000	254	31,691
FOP	57	30	2000	17	2,121
FOP	240	30	2000	72	8,983
TOTALS	2,822			2,406	300,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,406	107.4080	141.78	341,123	2000	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2014 Heated Area: 2063 HX Base Yr 2014



23956 CREEK PARKE CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,188
TOTAL MARKET OB/XF VALUE		42,716
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		427,904
SOH/AGL Deduction		180,785
ASSESSED VALUE		247,119
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,397
TOTAL JUST VALUE		427,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804559	SCRENCL	15,540	05/04/2018
006946	XFOB	3,987	03/01/2000
006865	SWIM POOL	15,400	02/01/2000
996407	NEW CONSTR	136,000	09/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1888/0335	11/05/2013	WD	Q	I	02	230,000
GRANTOR: TRAVER DWIGHT A						
GRANTEE: PLOTT JAMES F JR &						
1615/0745	2/02/2009	WD	U	I	12	183,900
GRANTOR: COUNTRYWIDE BANK FSB						
GRANTEE: TRAVER DWIGHT A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 S9 FOP=[YR=2000] W24 S10 E24 N10 $ S10 W27 U2 L2 W4 D2 L2 W2 S32 E14 FOP=[YR=2000] S4 E9 N4 W1 N3 W7 S3 W1 $ E1 N3 E7 S3 E18 FGR=[YR=2000] S6 E21 N22 W21 S16 $ N16 E21 N35 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0858	SCULP CONC	0	100	0	0	605.00	SF	13.00	13.00	100	2000	2000	3	93	7,314	
3	0810	CONCRETE A	0	100	0	0	40.00	SF	6.50	6.50	100	2000	2000	3	77	200	
4	0845	KOOL DECK	0	100	0	0	835.00	SF	7.25	7.25	100	2000	2000	3	77	4,661	
5	0861	POOL GUNIT	0	100	26	15	390.00	SF	85.00	85.00	100	2000	2000	3	23	7,625	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	
7	0911	SCRN RM A	0	100	0	0	1,225.00	SF	17.50	17.50	100	2018	2018	3	78	16,721	
8	0462	ST/AL FNC	0	100	0	0	1,032.00	SF	10.00	10.00	100	2001	2001	3	28	2,890	

LAND DESCRIPTION

TOTAL OB/XF 42,716

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	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