

LOT 21
IN OR 2224/1834
FLORA PARKE PB 6/137-139

SWISHER DOLORES L/E/
23944 CREEK PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0021-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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
------------------	---------

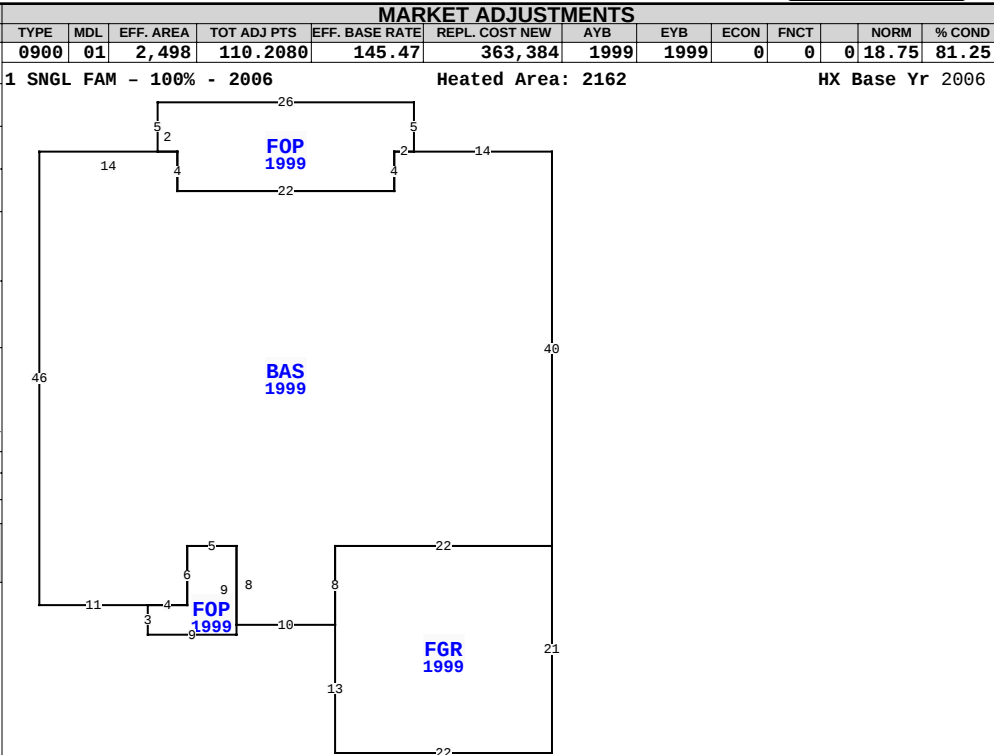
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,162	100	1999	2,162	255,536
FGR	462	55	1999	254	30,021
FOP	57	30	1999	17	2,009
FOP	218	30	1999	65	7,683

TOTALS	2,899			2,498	295,250
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	33	17	561.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	
4	0476	VF 6 SBPL	0	100	0	0	232.00	LF	32.00	32.00	

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

REVIEW DATE	01/06/2023	BY	DJA
-------------	------------	----	-----



23944 CREEK PARKE CIR, FERNANDINA BEACH, FL 32034

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
561.00	SF	6.50	6.50	100	1999	1999	3	75	2,735	
112.00	SF	6.50	6.50	100	1999	1999	3	75	546	
232.00	LF	32.00	32.00	100	2004	2004	3	61	4,529	

TOTAL OB/XF											10,645	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00		

Market:	0
---------	---

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		295,250	
TOTAL MARKET OB/XF VALUE		10,645	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		390,895	
SOH/AGL Deduction		191,666	
ASSESSED VALUE		199,229	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		148,507	
TOTAL JUST VALUE		390,895	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		368,207	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705930	WINDOWS	9,450	09/01/2017
996343	NEW CONSTR	138,000	08/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2224/1834	9/11/2018	LE	U	I	11
GRANTOR: SWISHER DOLORES					
GRANTEE: SWISHER DOLORES M L					
1347/1264	9/06/2005	WD	Q	I	
GRANTOR: MCMICHAEL SEAN P & CO					
GRANTEE: SWISHER DOLORES					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=1999] W14 FOP=[YR=1999] N5 W26 S5 E2 S4 E22 N4 E2\$ W2 S4 W22 N4 W14 S46 E11 FOP=[YR=1999] S3 E9 N9 W5 S6 W4\$ E4 N6 E5 S8 E10 FGR=[YR=1999] S13 E22 N21 W22 S8\$ N8 E22N40\$.					