LOT 22
FLORA PARKE PB 6/137-139

23934 CREEK PARKE LLC
24 S 5TH ST
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0022-0000

BUILDING CHARACTERISTICS

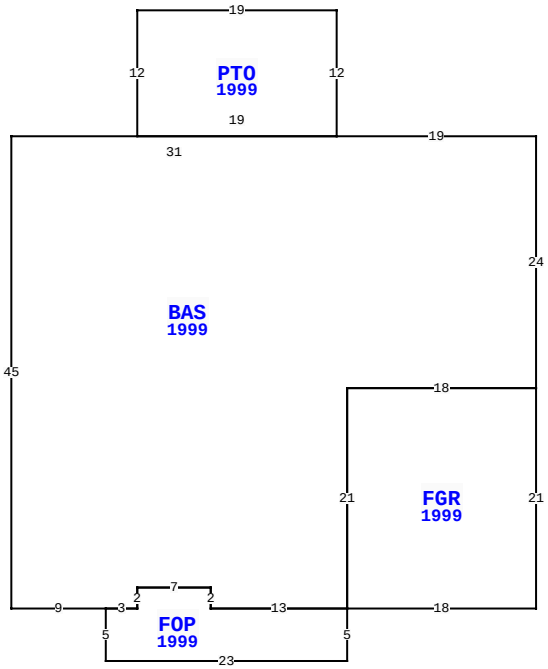
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,858	100	1999	1,858	235,328
FGR	378	55	1999	208	26,345
FOP	129	30	1999	39	4,939
PTO	228	5	1999	11	1,393
TOTALS	2,593			2,116	268,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,116	109.6620	144.75	306,291	1999	1999	0	0	0	12.50	87.50

1 SNGL FAM – 0% - 0 Heated Area: 1858 HX Base Yr



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

23934 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	268,005
TOTAL MARKET OB/XF VALUE	6,326
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	359,331
SOH/AGL Deduction	22,531
ASSESSED VALUE	336,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	336,800
TOTAL JUST VALUE	359,331
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
99 05715	NEW CONSTR	126,900	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/1090	8/19/2021	SW	U	I	11	100
GRANTOR: ANDERSON JON M						
GRANTEE: 23934 CREEK PARKE L						
1340/0369	8/09/2005	WD	Q	I		200,000
GRANTOR: KINARD PHILIP W						
GRANTEE: ANDERSON JON M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W19 PTO=[YR=1999] N12 W19 S12 E19 $ W31 S45 E9 FOP=[YR=1999] S5 E23 N5 FGR=[YR=1999] E18 N21 W18 S21 $ W13 N2 W7 S2 W3 $ E3 N2 E7 S2 E13 N21 E18 N24 $.

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	20	3	60.00	SF	6.50	6.50	100	1999	1999	3	75	293	
3	0810	CONCRETE A	0	0	41	16	656.00	SF	6.50	6.50	100	1999	1999	3	75	3,198	

LAND DESCRIPTION

TOTAL OB/XF 6,326

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 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