LOT 36
IN OR 2030/1685
FLORA PARKE PB 6/137-139

KNIGHT DAN H II
23938 CRESCENT PARKE CT
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0036-0000

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	08	SHT VINYL 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

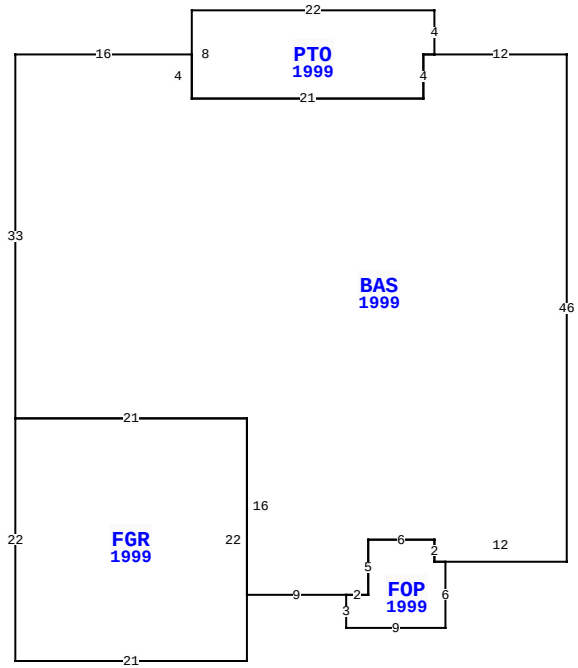
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	1999	1,964	240,091
FGR	462	55	1999	254	31,050
FOP	60	30	1999	18	2,201
PTO	172	5	1999	9	1,100
TOTALS	2,658			2,245	274,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,245	105.8400	139.71	313,649	1999	1999	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2024 Heated Area: 1964 HX Base Yr 2024



23938 CRESCENT PARKE CT, 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		274,443
TOTAL MARKET OB/XF VALUE		6,327
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		365,770
SOH/AGL Deduction		12,981
ASSESSED VALUE		352,789
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		302,067
TOTAL JUST VALUE		365,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996243	NEW CONSTR	121,000	07/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2030/1685	2/25/2016	WD	U	I	16	50,000
GRANTOR: KNIGHT JILL M & DAN H						
GRANTEE: KNIGHT DAN H II						
1994/1583	7/31/2015	FJ	U	I	11	0
GRANTOR: KNIGHT CAROLYN H EST						
GRANTEE: KNIGHT DAN H II & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W12 PTO=[YR=1999] N4 W22 S8 E21 N4 E1$ W1 S4 W21 N4 W16 S33 FGR=[YR=1999] S22 E21 N22 W21$ E21 S16 E9 FOP=[YR=1999] S3 E9 N6 W1 N2 W6 S5 W2$ E2 N5 E6 S2 E12 N46$.

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	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	32	16	512.00	SF	6.50	6.50	100	1999	1999	3	75	2,496	
3	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	1999	1999	3	75	380	
4	0911	SCRN RM A	0	100	22	8	176.00	SF	17.50	17.50	100	2000	2000	3	20	616	

LAND DESCRIPTION

TOTAL OB/XF 6,327

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