

LOT 38
IN OR 961/434
FLORA PARKE PB 6/137-139

HAYES DEBRA A
23904 CRESCENT PARKE COURT
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0038-0000



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	12	HARDWOOD 70
Interior Floo	14	CARPET 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	1,900	100	2000	1,900	232,007
BAS	420	100	2016	420	51,286
FGR	582	55	2000	320	39,075
FOP	55	30	2000	16	1,954
FOP	84	30	2016	25	3,053
TOTALS	3,041			2,681	327,374

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	943.00	SF	5.20
3	0866	POOL FIBER	0	100	0	0	198.00	SF	72.00
4	0855	CONC PAVER	0	100	0	0	378.00	SF	10.00
5	0471	VINYL FNC	0	100	0	0	114.00	LF	32.00
6	0911	SCRN RM A	0	100	0	0	600.00	SF	17.50

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

REVIEW DATE 01/06/2023 BY DJA

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,681	105.1200	138.76	372,016	2000	2000	0	0
1 SNGL FAM - 100% - 2001									
Heated Area: 2320									
HX Base Yr 2001									
23904 CRESCENT PARKE CT, FERNANDINA BEACH									
BLD DATE 04/23/2025 MLU									

TOTAL OB/XF									
23,009									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
23,009									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					327,374				
TOTAL MARKET OB/XF VALUE					23,009				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					435,383				
SOH/AGL Deduction					203,851				
ASSESSED VALUE					231,532				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					180,810				
TOTAL JUST VALUE					435,383				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					410,622				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701530	SCRN ENCLSR	16,405	03/01/2017
B1633104	ADDITION	47,069	09/21/2016
B26234	REMODEL	2,702	07/01/2012
B25276	ADDITION	1,250	10/01/2011
007336	NEW CONSTR	100,000	07/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0961/0434	12/07/2000	WD	Q	I		145,200	
GRANTOR: SEDA CONSTRUCTION CO							
GRANTEE: HAYES DEBRA A							
0934/1117	6/01/2000	WD	U	V	19	25,500	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W4 BAS=[YR=2016] N21 W20 FOP=[YR=2016] W4 S21 E4 N21\$ S21 E20 \$ W25 U2 L2 W6 D2 L2 W15 S34 FGR=[YR=2000] S2 W4 S22 E25 N22 W5 N2 W16 \$ E16 S2 E15 FOP=[YR=2000] S3 E9 N3 W1 N4 W7 S4 W1 \$ E1 N4 E7 S4 E15 N36 \$.									