LOT 40
IN OR 903/1418
FLORA PARKE PB 6/137-139

GLASS ALAN F & SHARON E
23884 CRESENT PARKE COURT
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0040-0000

BUILDING CHARACTERISTICS

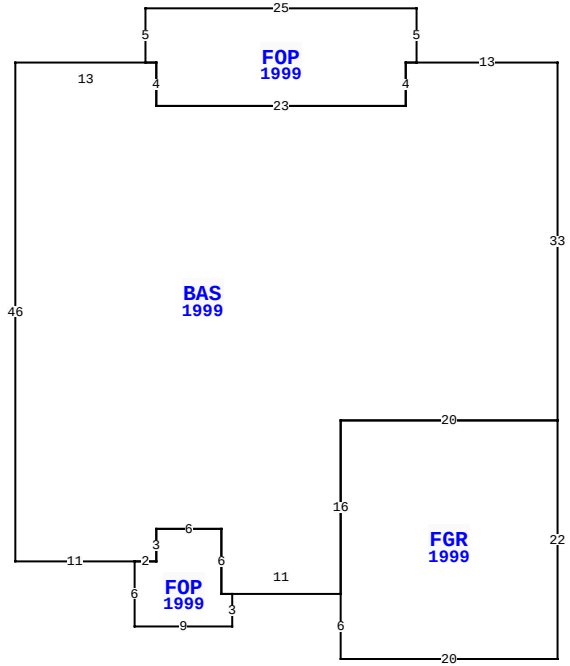
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,963	100	1999	1,963	242,185
FGR	440	55	1999	242	29,857
FOP	69	30	1999	21	2,591
FOP	217	30	1999	65	8,019
TOTALS	2,689			2,291	282,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,291	106.8200	141.00	323,031	1999	1999	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2001 Heated Area: 1963 HX Base Yr 2001



23884 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		282,652
TOTAL MARKET OB/XF VALUE		9,836
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		377,488
SOH/AGL Deduction		181,313
ASSESSED VALUE		196,175
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,453
TOTAL JUST VALUE		377,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111998	SOLAR PANEL	38,080	09/06/2021
R1707718	REPAIR/RRF	13,117	12/01/2017
9905979	NEW CONSTR	121,746	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0903/1418	10/15/1999	WD	Q	I		152,200
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: GLASS ALAN F & SHAR						
0881/1544	5/06/1999	WD	U	V	19	25,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONST COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W13 FOP=[YR=1999] N5 W25 S5 E1 S4 E23 N4 E1 $ W1 S4 W23 N4 W13 S46 E11 FOP=[YR=1999] S6 E9 N3 W1 N6 W6 S3 W2 $ E2 N3 E6 S6 E11 FGR=[YR=1999] S6 E20 N22 W20 S16 $ N16 E20 N33 $.

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	21	3	63.00	SF	6.50	6.50	100	1999	1999	3	75	307	
3	0810	CONCRETE A	0	100	0	0	569.00	SF	6.50	6.50	100	1999	1999	3	75	2,774	
4	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2004	2004	3	61	1,874	
5	0855	CONC PAVER	0	100	22	10	220.00	SF	10.00	10.00	100	2013	2013	3	93	2,046	

LAND DESCRIPTION

TOTAL OB/XF 9,836

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 11/30/2022 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS