LOT 41
IN OR 1163/1470
FLORA PARKE PB 6/137-139

WRIGHT LARRIE W EST/STOVER EMMA L
23879 CRESENT PARKE COURT
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0041-0000

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

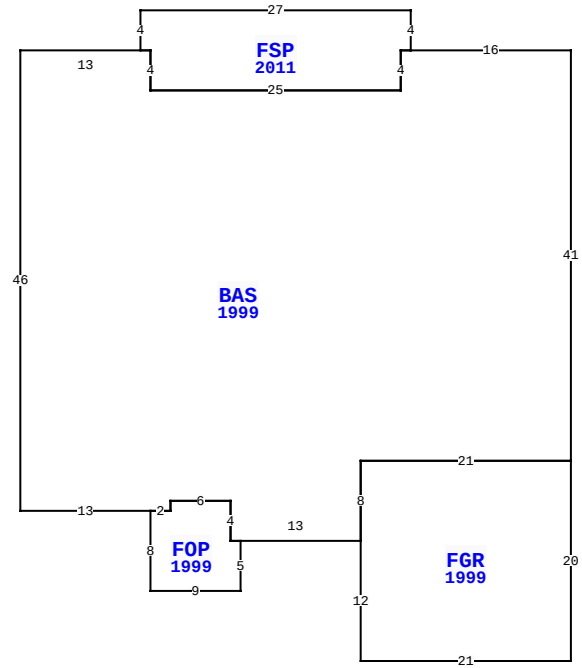
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,358	100	1999	2,358	263,663
FGR	420	55	1999	231	25,829
FOP	75	30	1999	22	2,460
FSP	208	40	2011	83	9,280
TOTALS	3,061			2,694	301,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,694	104.2560	137.62	370,748	1999	1999	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 2004 Heated Area: 2358 HX Base Yr 2004



23879 CRESCENT PARKE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,233
TOTAL MARKET OB/XF VALUE		5,838
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		392,071
SOH/AGL Deduction		190,759
ASSESSED VALUE		201,312
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		145,590
TOTAL JUST VALUE		392,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707717	REPAIR/RRF	23,426	12/01/2017
M1705398	H/AC	0	09/01/2017
996344	NEW CONSTR	121,000	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1163/1470	8/20/2003	WD	Q	I		208,000
GRANTOR: SHAND DARREN S & LORI						
GRANTEE: WRIGHT LARRIE W & E						
0913/1466	12/30/1999	WD	Q	I		161,200
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: SHAND DARREN S & LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W16 FSP=[YR=2011] N4 W27 S4 E1 S4 E25 N4 E1$ W1 S4 W25 N4 W13 S46 E13 FOP=[YR=1999] S8 E9 N5W1 N4 W6 S1 W2$ E2 N1 E6 S4 E13 FGR=[YR=1999] S12 E21 N20 W21 S8$ N8 E21 N41$.

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	3	96.00	SF	6.50	6.50	100	1999	1999	3	75	468	
3	0810	CONCRETE A	0	100	26	20	520.00	SF	6.50	6.50	100	1999	1999	3	75	2,535	

LAND DESCRIPTION

TOTAL OB/XF 5,838

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	000134	C	RES POND	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