LOT 69
FLORA PARKE PB 6/137-139

HUDSON JOSHUA
23999 CREEK PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0069-0000

BUILDING CHARACTERISTICS

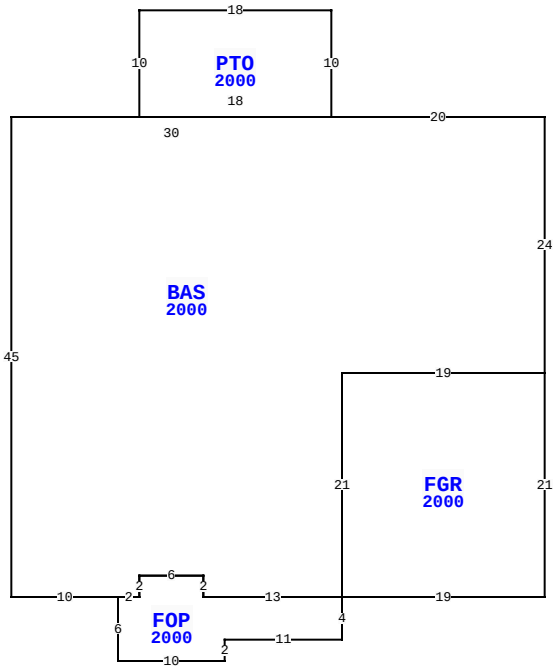
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,839	100	2000	1,839	231,533
FGR	399	55	2000	219	27,572
FOP	116	30	2000	35	4,406
PTO	180	5	2000	9	1,133
TOTALS	2,534			2,102	264,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,102	108.3880	143.07	300,733	2000	2000	0	0	0	12.00	88.00

1 SNGL FAM – 0% - 0 Heated Area: 1839 HX Base Yr



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

23999 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	264,645
TOTAL MARKET OB/XF VALUE	6,419
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	356,064
SOH/AGL Deduction	53,263
ASSESSED VALUE	302,801
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,801
TOTAL JUST VALUE	356,064
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	339,270

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615133	ROOF	15,000	07/01/2016
B0007242	NEW CONSTR	100,000	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2401/0958	10/16/2020	WD	Q	I	01	262,000
GRANTOR: WOLFE MICHAEL C & DEE						
GRANTEE: HUDSON JOSHUA						
0960/0380	11/30/2000	WD	Q	I		127,900
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: WOLFE MICHAEL C & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W20 PTO=[YR=2000] N10 W18 S10 E18 $ W30 S45 E10 FOP=[YR=2000] S6 E10 N2 E11 N4 FGR=[YR=2000] E19 N21 W19 S21 $ W13 N2 W6 S2 W2 $ E2 N2 E6 S2 E13 N21 E19 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	2000	2000	3	83	2,905	
2	0810	CONCRETE A	0	0	0	0	702.00	SF	6.50	6.50	100	2000	2000	3	77	3,514	

LAND DESCRIPTION

TOTAL OB/XF 6,419

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