LOT 71 IN OR 964/416
FLORA PARKE PB 6/137-139

SCHMIDT ERIC J & REGINA J
24031 CREEK PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0071-0000

BUILDING CHARACTERISTICS

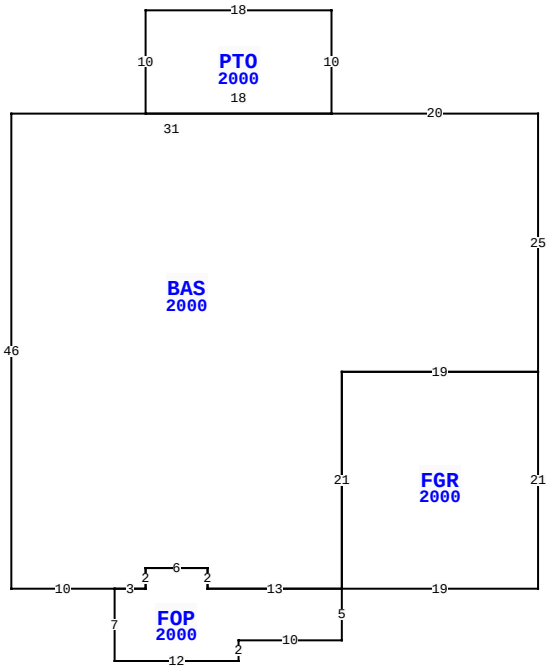
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,935	100	2000	1,935	237,898
FGR	399	55	2000	219	26,924
FOP	146	30	2000	44	5,409
PTO	180	5	2000	9	1,106
TOTALS	2,660			2,207	271,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,207	105.8400	139.71	308,340	2000	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2001 Heated Area: 1935 HX Base Yr 2001



24031 CREEK PARKE CIR, 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		271,339
TOTAL MARKET OB/XF VALUE		39,929
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		396,268
SOH/AGL Deduction		179,327
ASSESSED VALUE		216,941
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,219
TOTAL JUST VALUE		396,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001228	SWIM POOL	43,700	02/16/2017
B07507	NEW CONSTR	100,000	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0964/0416	12/28/2000	WD	Q	I		132,200
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: SCHMIDT ERIC J & RE						
0946/1981	8/28/2000	WD	U	V	19	26,300
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W20 PTO=[YR=2000] N10 W18 S10 E18 $ W31 S46 E10 FOP=[YR=2000] S7 E12 N2 E10 N5 FGR=[YR=2000] E19 N21 W19 S21 $ W13 N2 W6 S2 W3 $ E3 N2 E6 S2 E13 N21 E19 N25 $.

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	2000	2000	3	83	2,905	
2	0811	CONCRETE B	0	100	0	0	693.00	SF	5.20	5.20	100	2000	2000	3	77	2,775	
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2002	2002	3	55	1,584	
4	0855	CONC PAVER	0	100	0	0	208.00	SF	7.00	7.00	100	2017	2017	3	96	1,398	
5	0855	CONC PAVER	0	100	0	0	607.00	SF	10.00	10.00	100	2017	2017	3	96	5,827	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	74	1,480	
7	0861	POOL GUNIT	0	100	29	12	348.00	SF	85.00	85.00	100	2017	2017	3	81	23,960	

LAND DESCRIPTION

TOTAL OB/XF 39,929

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