LOT 72
FLORA PARKE PB 6/137-139

KARAPIN GISELA
24055 CREEK PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0072-0000

BUILDING CHARACTERISTICS

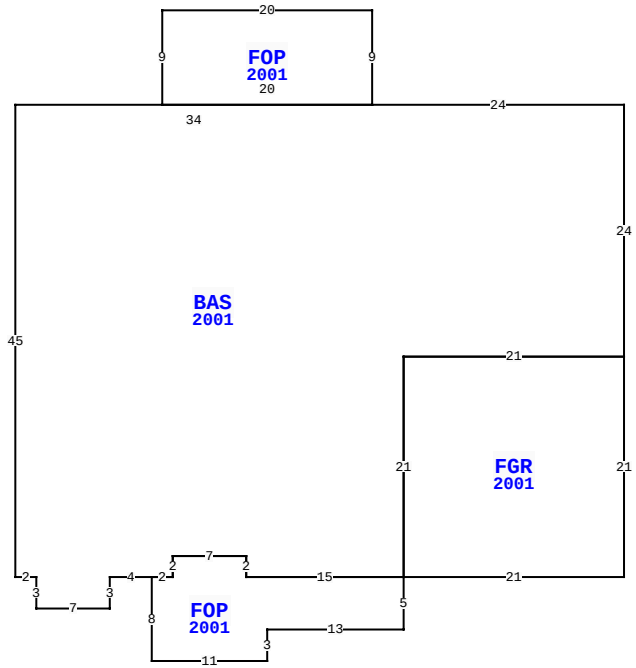
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,176	100	2001	2,176	261,114
FGR	441	55	2001	243	29,159
FOP	167	30	2001	50	6,000
FOP	180	30	2001	54	6,480
TOTALS	2,964			2,523	302,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,523	102.7200	135.59	342,094	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2020 Heated Area: 2176 HX Base Yr 2020



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

24055 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		302,753
TOTAL MARKET OB/XF VALUE		7,703
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		395,456
SOH/AGL Deduction		154,126
ASSESSED VALUE		241,330
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		135,608
TOTAL JUST VALUE		395,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1703959	REPAIR/RRF	12,000	06/01/2017
B07647	NEW CONSTR	100,000	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2302/0620	9/05/2019	WD	Q	I	01	250,000
GRANTOR: HATTON TARA J						
GRANTEE: KARAPIN GISELA						
1942/0452	10/14/2014	QC	U	I	11	100
GRANTOR: COYLE BRIAN						
GRANTEE: HATTON TARA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 FOP=[YR=2001] N9 W20 S9 E20 $ W34 S45 E2 S3 E7 N3 E4 FOP=[YR=2001] S8 E11 N3 E13 N5 FGR=[YR=2001] E21 N21 W21 S21 $ W15 N2 W7 S2 W2 $ E2 N2 E7 S2 E15 N21 E21 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0812	CONCRETE C	0	100	0	0	1,006.00	SF	4.00	4.00	100	2001	2001	3	79	3,179	
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2002	2002	3	55	1,584	

LAND DESCRIPTION

TOTAL OB/XF 7,703

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