LOT 12
IN OR 1877/1338
FLORA PARKE PB 6/137-139

NICKLIN RYAN & IVONA
24060 CREEK PARKE CR
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0012-0000

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	08	SHT VINYL 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	01	Quality Level 01

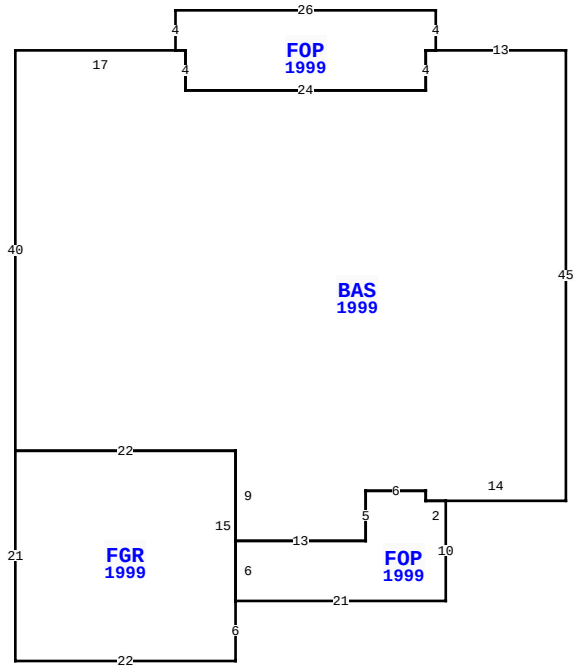
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,315	100	1999	2,315	237,234
FGR	462	55	1999	254	26,029
FOP	164	30	1999	49	5,022
FOP	200	30	1999	60	6,149
TOTALS	3,141			2,678	274,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,678	91.5840	127.30	340,909	1999	1999	0	0	0	19.50	80.50

1 SNGL FAM 0% - 2023 Heated Area: 2315 HX Base Yr



24060 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	274,432
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	362,232
SOH/AGL Deduction	0
ASSESSED VALUE	362,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	362,232
TOTAL JUST VALUE	362,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	383,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996345	NEW CONSTR	128,760	08/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1877/1338	9/06/2013	WD	Q	I	01	180,000
GRANTOR: MCRAE GARLAND & ELIZA						
GRANTEE: NICKLIN RYAN & IVON						
1248/1313	7/27/2004	WD	Q	I		199,900
GRANTOR: DEES STEVEN J & BILLI						
GRANTEE: MCRAE ANGIE ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W13 FOP=[YR=1999] N4 W26 S4 E1 S4 E24 N4 E1$ W1 S4 W24 N4 W17 S40 FGR=[YR=1999] S21 E22 N6 FOP=[YR=1999] E21 N10 W2N1W6 S5 W13 S6$ N15 W22$ E22 S9 E13 N5 E6 S1 E14 N45$.

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	1999	1999	3	80	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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 07/09/2026 BY SYS