LOT 14
FLORA PARKE PB 6/137-139

COLLINS MICHAEL RYAN & LESLIE A
24036 CREEK PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0014-0000

BUILDING CHARACTERISTICS

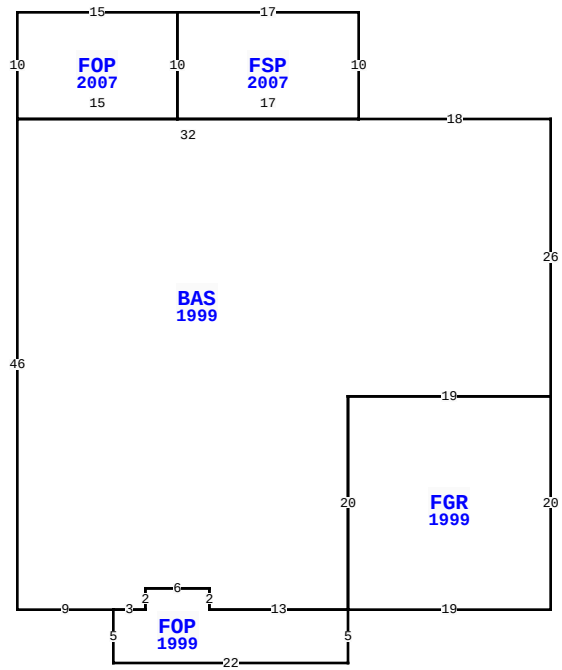
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,908	100	1999	1,908	212,182
FGR	380	55	1999	209	23,242
FOP	122	30	1999	37	4,115
FOP	150	30	2007	45	5,005
FSP	170	40	2007	68	7,562
TOTALS	2,730			2,267	252,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,267	93.1392	129.46	293,486	1999	1999	0	0	0	14.10	85.90

1 SNGL FAM 100% - 2025 Heated Area: 1908 HX Base Yr 2025



24036 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		252,104
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		339,904
SOH/AGL Deduction		77,016
ASSESSED VALUE		262,888
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,477
TOTAL JUST VALUE		339,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B172755	H/AC	0	05/01/2017
B17523	ADDITION	9,900	10/31/2006
9905769	NEW CONSTR	116,400	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2750/1921	11/15/2024	WD	Q	I	01	410,000
GRANTOR: MIKSINSKI SARAH P & T						
GRANTEE: COLLINS MICHAEL RYA						
2367/0764	6/09/2020	WD	Q	I	01	259,500
GRANTOR: COLLINS DAVID & CANDA						
GRANTEE: MIKSINSKI SARAH P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W18 FSP=[YR=2007] N10 W17 FOP=[YR=2007] W15 S10 E15 N10$ S10 E17$ W32 S46 E9 FOP=[YR=1999] S5 E22 N5 W13 N2 W6 S2 W3 $ E3N2 E6 S2 E13 FGR=[YR=1999] E19 N20 W19 S20 $ N20 E19 N26 $.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	

TOTAL OB/XF 2,800

LAND DESCRIPTION

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS