LOT 19
FLORA PARKE PB 6/137-139

BOSSARD VINCENT ARTHUR/BOSSARD JEANNETTE
23968 CREEK PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0019-0000

BUILDING CHARACTERISTICS

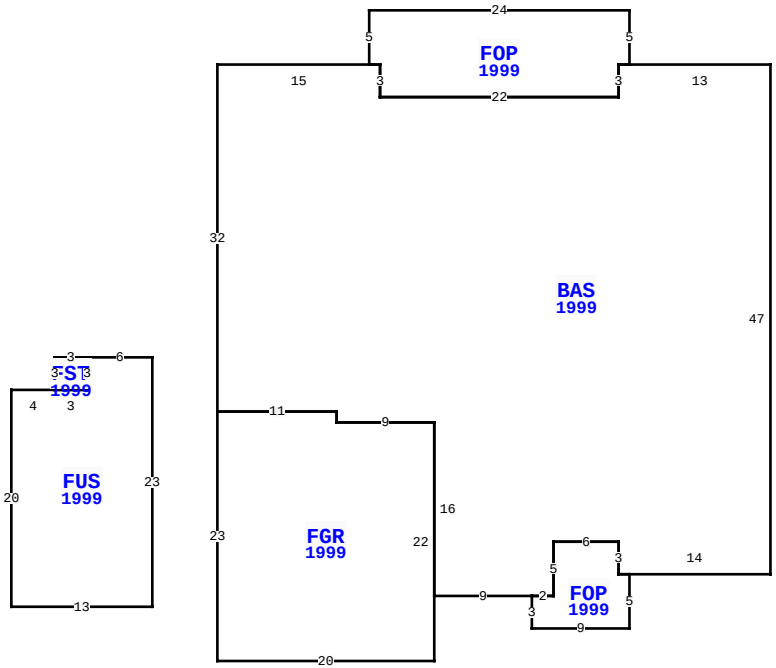
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,044	100	1999	2,044	232,350
FGR	451	55	1999	248	28,191
FOP	59	30	1999	18	2,046
FOP	186	30	1999	56	6,366
FST	9	55	1999	5	568
FUS	278	100	1999	278	31,601
TOTALS	3,027			2,649	301,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,649	94.0032	130.66	346,118	1999	1999	0	0	0	13.00	87.00

1 SNGL FAM 100% - 2021 Heated Area: 2322 HX Base Yr 2021



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

23968 CREEK PARKE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,123
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		388,923
SOH/AGL Deduction		143,633
ASSESSED VALUE		245,290
TOTAL EXEMPTION VALUE	HX HB DX WX	61,411
BASE TAXABLE VALUE		183,879
TOTAL JUST VALUE		388,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9906057	NEW CONSTR	161,315	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/1914	11/30/2020	WD	Q	I	01	323,900
GRANTOR: EVERETT PHILLIP L & L						
GRANTEE: BOSSARD VINCENT ART						
2294/1063	7/29/2019	WD	Q	I	01	300,000
GRANTOR: OYLER KEVIN M & HEATH						
GRANTEE: EVERETT PHILLIP L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W13 FOP=[YR=1999] N5 W24 S5 E1 S3 E22 N3 E1 $ W1 S3 W22 N3 W15 S32 FGR=[YR=1999] S23 E20 N22 W9 N1 W11 $ E11 S1 E9 S16 E9 FOP=[YR=1999] S3 E9 N5 W1 N3 W6 S5 W2 $ E2 N5 E6 S3 E14 N47 $ PTR= W70 S30 FUS=[YR=1999] E4 FST=[YR=1999] N3 E3 S3 W3 $ E3 N3 E6 S23 W13N20$ E70 N30 $.

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	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	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 07/09/2026 BY SYS