LOT 37
FLORA PARKE PB 6/137-139

TARNOW MANAGEMENT LLC
7475 WESTWIND RD
TRAVERSE CITY, MI 49686

2026

25-2N-28-0550-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

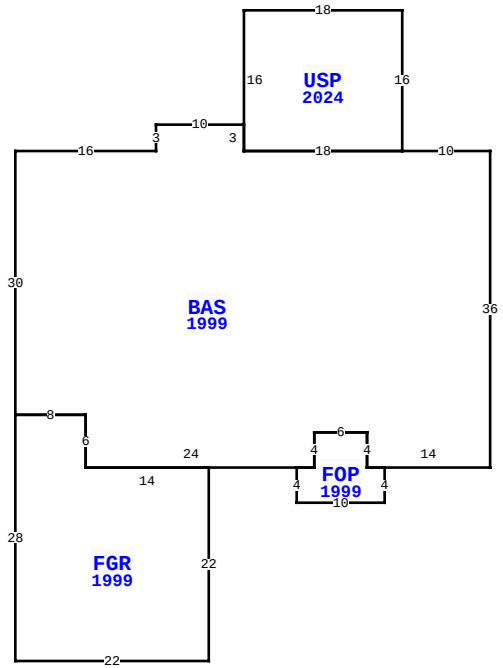
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,902	100	1999	1,902	218,617
FGR	532	55	1999	293	33,678
FOP	64	30	1999	19	2,184
USP	288	30	2024	86	9,885
TOTALS	2,786			2,300	264,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,300	96.4908	134.12	308,476	1999	1999	0	0	0	14.30	85.70

1 SNGL FAM 0% - 2024 Heated Area: 1902 HX Base Yr



23922 CRESCENT PARKE CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	264,364
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	352,164
SOH/AGL Deduction	0
ASSESSED VALUE	352,164
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,164
TOTAL JUST VALUE	352,164
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	378,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009951	312 SF SCRN ENCL	10,370	08/02/2023
9906003	NEW CONSTR	134,300	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/859	4/19/2023	WD	Q	I	02	370,000
GRANTOR: CURZIO JEAN E &						
GRANTEE: TARNOW MANAGEMENT L						
2120/0326	5/12/2017	WD	Q	I	02	225,000
GRANTOR: GIBSON SCOTT N & DEBO						
GRANTEE: CURZIO FRANK XAVIER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999;ORIG=0,0] W10 W18 N3 W10 S3 W16 S30 E8 S6 E24 E2 N4 E6 S4 E14 N36 $
FGR=[YR=1999;ORIG=-54,30] S28 E22 N22 W14 N6 W8 $
FOP=[YR=1999;ORIG=-22,36] S4 E10 N4 W2 N4 W6 S4 W2 $
USP=[YR=2024;ORIG=-28,-16] E18 S16 W18 N16 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 12/12/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS