LOT 42 (EX ESMT IN OR 977/11)
FLORA PARKE S/D PBK 6/137

EALUM PAUL E & MARGARET M
23881 CRESCENT PARKE COURT
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0042-0000

BUILDING CHARACTERISTICS

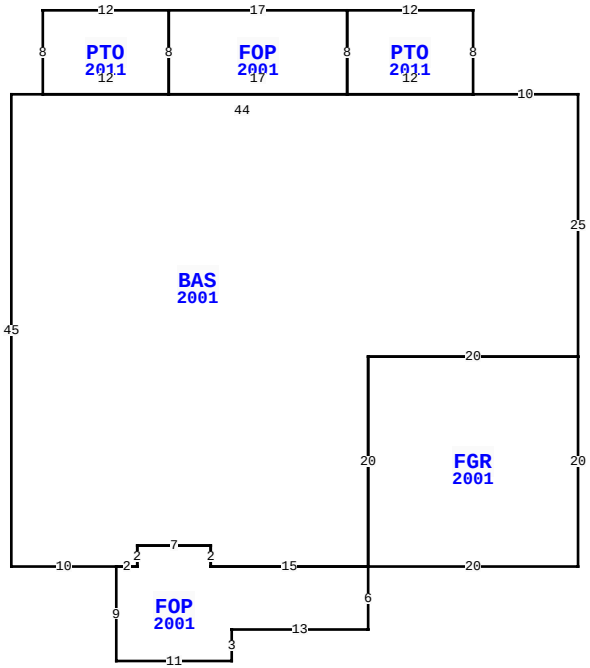
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,016	100	2001	2,016	238,383
FGR	400	55	2001	220	26,014
FOP	136	30	2001	41	4,848
FOP	191	30	2001	57	6,740
PTO	96	5	2011	5	591
PTO	96	5	2011	5	591
TOTALS	2,935			2,344	277,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,344	96.6672	134.37	314,963	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2002 Heated Area: 2016 HX Base Yr 2002



23881 CRESCENT PARKE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 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		277,167
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		362,167
SOH/AGL Deduction		156,115
ASSESSED VALUE		206,052
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		154,641
TOTAL JUST VALUE		362,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07650	NEW CONSTR	100,000	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1250/1444	8/04/2004	QC	Q	I	01	100
GRANTOR: EALUM PAUL R						
GRANTEE: EALUM PAUL E & MARG						
0977/0021	3/21/2001	WD	Q	I		161,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: EALUM PAUL & MARGAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W10PTO=[YR=2011] N8 W12 FOP=[YR=2001] W17PTO=[YR=2011] W12 S8 E12 N8 $ S8 E17N8$S8 E12 $ W44 S45 E10 FOP=[YR=2001] S9 E11 N3 E13 N6 FGR=[YR=2001] E20 N20 W20 S20 $ W15 N2 W7 S2 W2 $ E2 N2 E7 S2 E15 N20 E20 N25 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	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