LOT 44
IN OR 901/1394
FLORA PARKE PB 6/137-139

WHEAT BRYAN W & TAMSEN G
23911 CRESCENT PARKE COURT
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0044-0000

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 90
Interior Floo	08	SHT VINYL 10
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

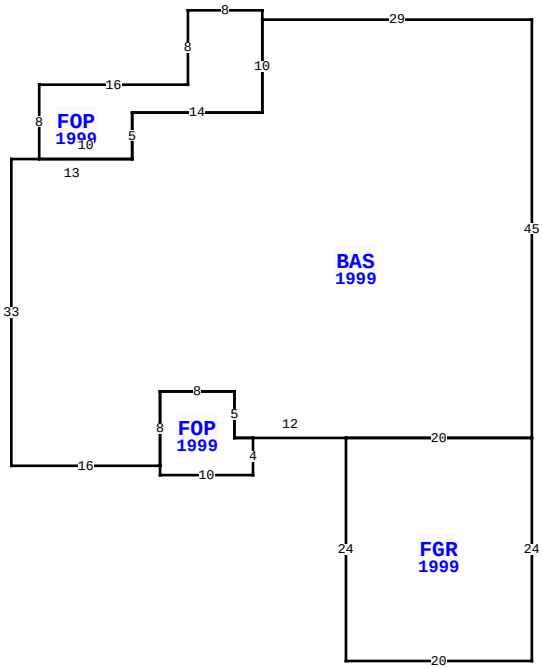
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,193	100	1999	2,193	245,167
FGR	480	55	1999	264	29,514
FOP	80	30	1999	24	2,683
FOP	186	30	1999	56	6,261
TOTALS	2,939			2,537	283,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,537	92.4480	128.50	326,004	1999	1999	0	0	0	13.00	87.00

1 SNGL FAM 100% - 2000 Heated Area: 2193 HX Base Yr 2000



23911 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		283,623
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		371,423
SOH/AGL Deduction		162,632
ASSESSED VALUE		208,791
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		157,380
TOTAL JUST VALUE		371,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990598	NEW CONSTR	139,700	05/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0901/1394	10/01/1999	WD	Q	I		143,000
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: WHEAT BRYAN W & TAM						
0881/0837	5/04/1999	WD	U	V	19	25,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONST COMPANY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W29 FOP=[YR=1999] N1 W8 S8 W16 S8 E10 N5 E14 N10$ S10 W14 S5 W13 S33 E16 FOP=[YR=1999] S1 E10 N4 W2 N5 W8 S8$ N8 E8 S5 E12 FGR=[YR=1999] S24 E20 N24 W20$ E20 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	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	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