LOT 67
IN OR 1299/80
FLORA PARKE PB 6/137-139

WEIHE DAVID A
23971 CREEK PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0067-0000

BUILDING CHARACTERISTICS

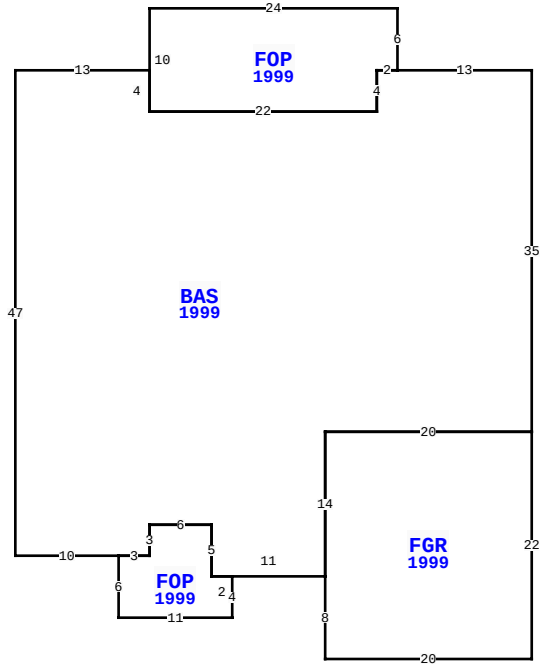
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,026	100	1999	2,026	235,539
FGR	440	55	1999	242	28,134
FOP	80	30	1999	24	2,790
FOP	232	30	1999	70	8,138
TOTALS	2,778			2,362	274,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,362	96.1380	133.63	315,634	1999	1999	0	0	0	13.00	87.00

1 SNGL FAM 100% - 2006 Heated Area: 2026 HX Base Yr 2006



23971 CREEK PARKE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		274,602
TOTAL MARKET OB/XF VALUE		50,531
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		410,133
SOH/AGL Deduction		197,696
ASSESSED VALUE		212,437
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,026
TOTAL JUST VALUE		410,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1800308	SOLAR PANELS	22,948	02/01/2018
9906224	XFOB	8,208	06/01/1999
9905768	NEW CONSTR	143,091	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1299/0080	3/02/2005	WD	Q	I		232,000
GRANTOR: BOYETTE WILLIAM EARL						
GRANTEE: WEIHE DAVID A						
0887/0066	6/14/1999	WD	Q	I		144,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BOYETTE WILLIAM EAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W13 FOP=[YR=1999] N6 W24 S10 E22N4 E2 $ W2 S4 W22 N4 W13 S47 E10 FOP=[YR=1999] S6 E11 N4 W2 N5 W6 S3 W3 $ E3 N3 E6 S5 E11 FGR=[YR=1999] S8 E20 N22 W20 S14 $ N14 E20 N35 $.

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	
4	0860	POOL/SPA	0	100	28	0	1.00	UT	50,000.00	50,000.00	100	1999	1999	04	85	42,500	
6	0911	SCRN RM A	0	100	0	0	1,453.00	SF	18.00	18.00	100	1999	1999	3	20	5,231	

LAND DESCRIPTION

TOTAL OB/XF 50,531

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 10/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS