

REED ERNEST T JR
30692 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

25-2N-28-0550-0094-0000



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 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	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units	0	0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4041.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,101	100	2,101	215,916
FEP	192	80	154	15,826
FGR	441	55	243	24,973
FOP	49	30	15	1,542
TOTALS	2,783		2,513	258,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,513	102.7200	121.98	306,536	2001	2001	0	0	0	15.75	84.25

1 SNGL FAM - 100% - 2023
Heated Area: 2101
HX Base Yr 2023

Diagram showing building footprint and lot area with labels BAS 2001, FEP 2011, FGR 2001, FOP 2001.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		258,257	
TOTAL MARKET OB/XF VALUE		7,031	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		330,288	
SOH/AGL Deduction		0	
ASSESSED VALUE		330,288	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		280,288	
TOTAL JUST VALUE		330,288	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		265,474	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1745/0980	6/30/2011	WD	Q	I	02	195,000
GRANTOR: SAPP JOHN S & AVA M						
GRANTEE: REED ERNEST T JR						
1008/1951	9/21/2001	WD	Q	I		171,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SAPP JOHN S & AVA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W11 FEP=[YR=2011] N4 W26 S4 E2 S4 E22 N4 E2\$ W2 S4 W22 N4 W16 S39 FGR=[YR=2001] S21 E21 N21 W21\$ E21 S8 E10FOP=[YR=2001] S1 E9 N1 W2 N8 W5 S8 W2\$ E2 N8 E5 S8 E13 N47\$.

LAND DESCRIPTION

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

TOTAL OB/XF

7,031

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS