

LOT 98
IN OR 1577/513
FLORA PARKE 2A PB 6/239

BORMAN NICHOLAS J & HEIDI D
1320 N VEITCH ST #1819
ARLINGTON, VA 22201

2023

25-2N-28-0550-0098-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	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	2,271	100	2,271	261,282
FGR	420	55	231	26,577
FOP	83	30	25	2,877
FSP	200	40	80	9,204

TOTALS	2,974	2,607	299,939
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	740.00	SF	5.20	5.20	
3	0471	VINYL FNC	0	0	0	0	148.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

REVIEW DATE 01/06/2023 BY DJA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,607	106.4640	126.43	329,603	2004	2004	0	0	0	9.00	91.00	

1 SNGL FAM - 0% - 0

Heated Area: 2271

HX Base Yr

The floor plan diagram illustrates the layout of a building with four distinct areas: FSP 2004, BAS 2004, FOP 2004, and FGR 2004. The FSP 2004 area is a rectangle at the top with dimensions 25 (width) and 8 (height). The BAS 2004 area is a large central rectangle with dimensions 45 (width) and 40 (height). The FOP 2004 area is a small rectangle at the bottom left with dimensions 6 (width) and 5 (height). The FGR 2004 area is a large rectangle at the bottom right with dimensions 21 (width) and 20 (height). The diagram includes various connecting lines and dimensions: a 14-unit line from the left to the FSP 2004 area, a 4-unit line from the FSP 2004 area to the BAS 2004 area, a 15-unit line from the FSP 2004 area to the FGR 2004 area, a 12-unit line from the left to the FOP 2004 area, a 2-unit line from the FOP 2004 area to the BAS 2004 area, a 13-unit line from the FOP 2004 area to the FGR 2004 area, and a 21-unit line from the FGR 2004 area to the BAS 2004 area.

30383 FOREST PARKE DR, FERNANDINA BEACH				BLD DATE						LGL DATE			
				XF DATE						LAND DATE			
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115				
740.00	SF	5.20	5.20	100	2004	2004	3	86	3,309				
148.00	LF	32.00	32.00	100	2004	2004	3	66	3,126				
1.00	UT	300.00	300.00	100	2004	2004	3	66	198				

TOTAL OB/XF													
9,748													

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			299,939
TOTAL MARKET OB/XF VALUE			9,748
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			374,687
SOH/AGL Deduction			77,344
ASSESSED VALUE			297,343
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			297,343
TOTAL JUST VALUE			374,687
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1623263	H/AC	0	08/01/2016
B0311715	NEW CONSTR	0	01/23/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/0513	7/17/2008	WD	Q	I		220,000
GRANTOR: WU EVELYNE						
GRANTEE: BORMAN NICHOLAS JAM						
1206/1203	2/06/2004	WD	Q	I		187,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WU EVELYNE						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2004] W15 FSP=[YR=2004] N4 W25 S8 E25 N4\$ S4 W25 N4 W14 S45 E12 FOP=[YR=2004] S9 E9 N5 W1 N5 W6 S1 W2\$ E2 N1 E6 S5 E13 FGR=[YR=2004] S11 E21 N20 W21 S9\$ N9 E21 N40 \$.													