

LOT 106
IN OR 1591/1872
FLORA PARKE 2A PB 6/239

ELMSLIE NORMAN A JR & NATASHA L
30511 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0106-0000



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	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	2,254	100	2,254	257,678
FGR	400	55	220	25,151
FOP	55	30	16	1,829
FSP	279	40	112	12,804
TOTALS	2,988		2,602	297,461

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002
2	0811	CONCRETE B	0	100	0	0	602.00	SF	5.20	5.20	100	2002	2002

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,602	105.2160	124.94	325,094	2002	2005	0	0	0	8.50	91.50	
1 SNGL FAM - 100% - 2011 Heated Area: 2254 HX Base Yr 2011													
30511 FOREST PARKE DR, FERNANDINA BEACH													
BLD DATE: 06/22/2023 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		297,461	
TOTAL MARKET OB/XF VALUE		5,643	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		368,104	
SOH/AGL Deduction		172,175	
ASSESSED VALUE		195,929	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		145,929	
TOTAL JUST VALUE		368,104	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,658	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2001478	REPAIR/RRF	17,000	02/01/2020
B0209334	NEW CONSTR	159,129	02/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1591/1872	11/04/2008	WD	Q	I		240,000
GRANTOR: MCKAY JEFFREY J & ROZ						
GRANTEE: ELMSLIE NORMAN A JR						
1460/1847	11/22/2006	WD	U	I	18	100
GRANTOR: MCKAY JEFFREY J & ROZ						
GRANTEE: MCKAY JEFFREY J & R						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2002] W12 FSP=[YR=2002] N5 W33 S9 E3 N2 E9 S2 E21 N4\$ S4 W21 N2 W9 S2 W3 N4 W17 S37 FGR=[YR=2002] S20 E20 N20 W20\$ E20 S3 E10 FOP=[YR=2002] S3 E9 N3 W1 N4 W7 S4 W1\$ E1 N4 E7 S4 E12 N2 E12 N38 \$.													