

LOT 110 IN OR 1021/329
FLORA PARKE 2A PB 6/239

PATEL PARBHUBHAI N
1905 CLARK POINT
CHARLESTON, WV 35314

2023

25-2N-28-0550-0110-0000



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 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,682	100	2,682	283,659
FEP	400	80	320	33,845
FGR	442	55	243	25,701
FOP	48	30	14	1,481
FST	42	55	23	2,433
TOTALS	3,614		3,282	347,118

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0812	CONCRETE C	0	0	0	1,075.00	SF	4.00	4.00	100	2003

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,282	103.8680	123.34	404,802	2003	2003	0	0	14.25	85.75
1 SNGL FAM - 0% - 0 Heated Area: 2682 HX Base Yr											
30607 FOREST PARKE DR, FERNANDINA BEACH											
BLD DATE 06/22/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		347,118	
TOTAL MARKET OB/XF VALUE		6,692	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		418,810	
SOH/AGL Deduction		81,211	
ASSESSED VALUE		337,599	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		337,599	
TOTAL JUST VALUE		418,810	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		337,089	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1021/0329	11/27/2001	WD	U	I		201,400	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: PATEL PARBHUBHAI N							
0983/1971	5/01/2001	WD	U	V	19	31,000	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2003] W15 FEP=[YR=2003] N16 W25 S16 E25\$ W39 S50 E12 FOP=[YR=2003] S3 E10 N3 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E12 FGR=[YR=2003] S22 E22 N19 FST=[YR=2003] N3 W14 S3 E14\$ W14 N3 W8\$ E22 N50\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	65,000.00	65,000.00	65,000								