LOT 111
FLORA PARKE 2A PB 6/239

BREWER WILLIAM A
30639 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0111-0000

BUILDING CHARACTERISTICS

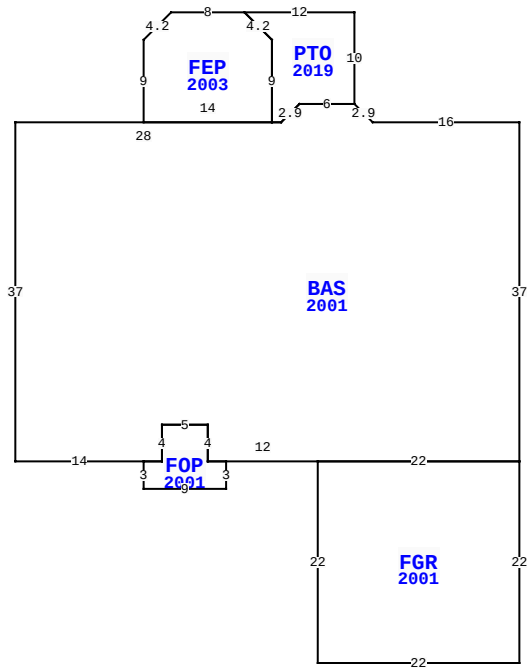
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,031	100	2,031	226,022
FEP	159	80	127	14,133
FGR	484	55	266	29,602
FOP	47	30	14	1,558
PTO	99	5	5	556
TOTALS	2,820		2,443	271,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,443	111.2300	132.09	322,696	2001	2001	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2021 Heated Area: 2031 HX Base Yr 2021



30639 FOREST PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		271,871
TOTAL MARKET OB/XF VALUE		7,681
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		344,552
SOH/AGL Deduction		196,228
ASSESSED VALUE		148,324
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		93,324
TOTAL JUST VALUE		344,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1707195	REPAIR/RRF	11,655	11/01/2017
B1707262	18 WINDOWS	11,376	11/01/2017
B0310893	ADDITION	24,345	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/1907	5/27/2020	WD	Q	I	01	265,000
GRANTOR: PALMER MILTON R JR &						
GRANTEE: BREWER WILLIAM A						
2268/1878	4/16/2019	WD	Q	I	02	259,000
GRANTOR: PETERS H EDWARD & BAR						
GRANTEE: PALMER MILTON R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W16 U2 L2 PTO=[YR=2019] N10 W12 D3 R3 S9 E1 U2 R2 E6$ W6 D2 L2 W1 FEP=[YR=2003] N9 L3 U3 W8 D3 L3 S9 E14$ W28 S37 E14 FOP=[YR=2001] S3 E9N3 W2 N4 W5 S4 W2$ E2 N4 E5 S4E12 FGR=[YR=2001] S22 E22 N22 W22$ E22 N37$.

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	2001	2001	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,164.00	SF	4.00	4.00	100	2001	2001	3	82	3,818	
3	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	100	2001	2001	3	82	853	

LAND DESCRIPTION

TOTAL OB/XF 7,681

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS