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

2024

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

BUILDING CHARACTERISTICS

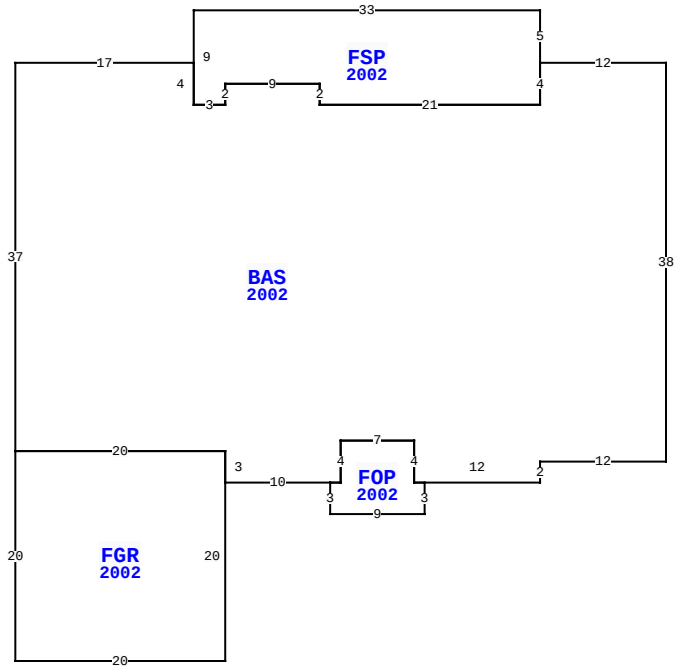
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	269,766
FGR	400	55	220	26,330
FOP	55	30	16	1,915
FSP	279	40	112	13,404
TOTALS	2,988		2,602	311,416

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	131.52	342,215	2002	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2011 Heated Area: 2254 HX Base Yr 2011



30511 FOREST PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,416
TOTAL MARKET OB/XF VALUE		5,577
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		391,993
SOH/AGL Deduction		190,186
ASSESSED VALUE		201,807
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,807
TOTAL JUST VALUE		391,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,104

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

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 $.

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	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	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	602.00	SF	5.20	5.20	100	2002	2002	3	82	2,567	

LAND DESCRIPTION

TOTAL OB/XF 5,577

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS