LOT 110
FLORA PARKE 2A PB 6/239

SHANTA HOLDINGS LLC
7901 4TH STREET NORTH SUITE 30
ST PETERSBURG, FL 33702

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

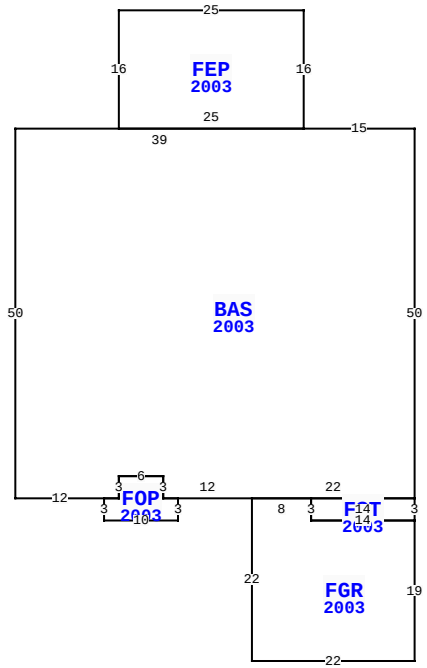
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	295,996
FEP	400	80	320	35,317
FGR	442	55	243	26,818
FOP	48	30	14	1,545
FST	42	55	23	2,538
TOTALS	3,614		3,282	362,215

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	129.84	426,135	2003	2003	0	0	0	15.00	85.00

1 SNGL FAM – 0% - 2024 Heated Area: 2682 HX Base Yr



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

30607 FOREST PARKE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	362,215
TOTAL MARKET OB/XF VALUE	6,614
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	443,829
SOH/AGL Deduction	0
ASSESSED VALUE	443,829
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	443,829
TOTAL JUST VALUE	443,829
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	418,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/331	9/07/2023	QC	U	I	11	100
GRANTOR: PATEL PARBHUBHAI N						
GRANTEE: SHANTA HOLDINGS LLC						
1021/0329	11/27/2001	WD	U	I		201,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PATEL PARBHUBHAI N						

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$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0812	CONCRETE C	0	0	0	0	1,075.00	SF	4.00	4.00	100	2003	2003	3	83	3,569	

LAND DESCRIPTION

TOTAL OB/XF 6,614

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	0		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