LOT 78
FLORA PARKE 2A PB 6/239

WILLIAMSON RENTAL PROPERTIES LLC
505 CROSSWIND DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

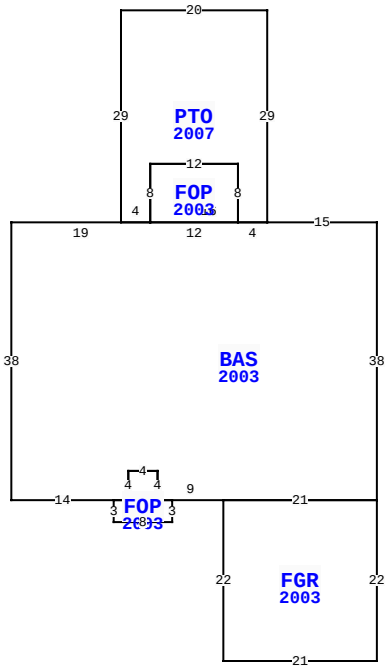
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2003	1,980	247,580
FGR	462	55	2003	254	31,760
FOP	40	30	2003	12	1,501
FOP	96	30	2003	29	3,627
PTO	580	5	2007	29	3,627
TOTALS	3,158			2,304	288,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,304	105.8400	139.71	321,892	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 0% - 2025 Heated Area: 1980 HX Base Yr



30446 FOREST PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	288,093
TOTAL MARKET OB/XF VALUE	9,567
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	382,660
SOH/AGL Deduction	0
ASSESSED VALUE	382,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,660
TOTAL JUST VALUE	382,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25290	R/R	10,574	11/01/2011
B18176	FOUNDATION	2,200	10/31/2006
B18317	ADDITION	7,000	10/31/2006
B0210359	NEW CONSTR	141,461	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2753/857	12/02/2024	WD	U	I	11	100
GRANTOR: WILLIAMSON STEPHEN LA						
GRANTEE: WILLIAMSON RENTAL P						
2652/1751	7/10/2023	WD	Q	I	02	385,000
GRANTOR: FILASKI CRAIG R & JOA						
GRANTEE: WILLIAMSON STEPHEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 PTO=[YR=2007] N29 W20 S29 E4 FOP=[YR=2003] N8 E12 S8 W12$ E16$ W4 N8 W12 S8 W19 S38 E14 FOP=[YR=2003] S3 E8N3 W2 N4 W4 S4 W2 $ E2 N4 E4 S4E9 FGR=[YR=2003] S22 E21 N22 W21$ E21 N38$.

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	86	3,010	
2	0811	CONCRETE B	0	0	0	0	895.00	SF	5.20	5.20	100	2003	2003	3	82	3,816	
3	0911	SCRN RM A	0	0	29	20	580.00	SF	17.50	17.50	100	2007	2007	3	27	2,741	

LAND DESCRIPTION

TOTAL OB/XF 9,567

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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS