

CARDEN ESTHER R
30572 FOREST PARK DRIVE
FERNANDINA BEACH, FL 32034

25-2N-28-0550-0086-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 4				Tax Dist:					
BUILDING MARKET VALUE				287,088					
TOTAL MARKET OB/XF VALUE				7,321					
TOTAL LAND VALUE - MARKET				85,000					
TOTAL MARKET VALUE				379,409					
SOH/AGL Deduction				237,272					
ASSESSED VALUE				142,137					
TOTAL EXEMPTION VALUE				HX HB		50,722			
BASE TAXABLE VALUE				91,415					
TOTAL JUST VALUE				379,409					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				360,410					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
B2004866		(12) WINDOWS/ 1 D		11,931		06/01/2020			
C01-8045		CO ISSUED		0		06/12/2001			
B01-8045		NEW CONSTR		0		02/06/2001			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U / V / I /	RSN CD	SALE PRICE		
2268/1178		4/10/2019		WD	Q I	01	234,000		
GRANTOR: SCELSI STEPHANIE M									
GRANTEE: CARDEN ESTHER R									
2138/1914		7/25/2017		WD	Q I	01	215,000		
GRANTOR: FREEMAN RICHARD HERSC									
GRANTEE: SCELSI STEPHANIE M									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2003] W12 PT0=[YR=2003] N12 W19 S12 E19\$ W38 S25 FGR=[YR=2003] S20 E19 N20 W19\$ E19 S20 FOP=[YR=2003] S5 E11 S2E10N7 W2 N2 W7 S2 W12 \$ E12N2 E7 S2 E12 N45\$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
85,000									
Common: 85,000 PRINTED 07/30/2025 BY SYS									