

LOT 106
IN OR 1591/1872
FLORA PARKE 2A PB 6/239

ELMSLIE NORMAN A JR
30511 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

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



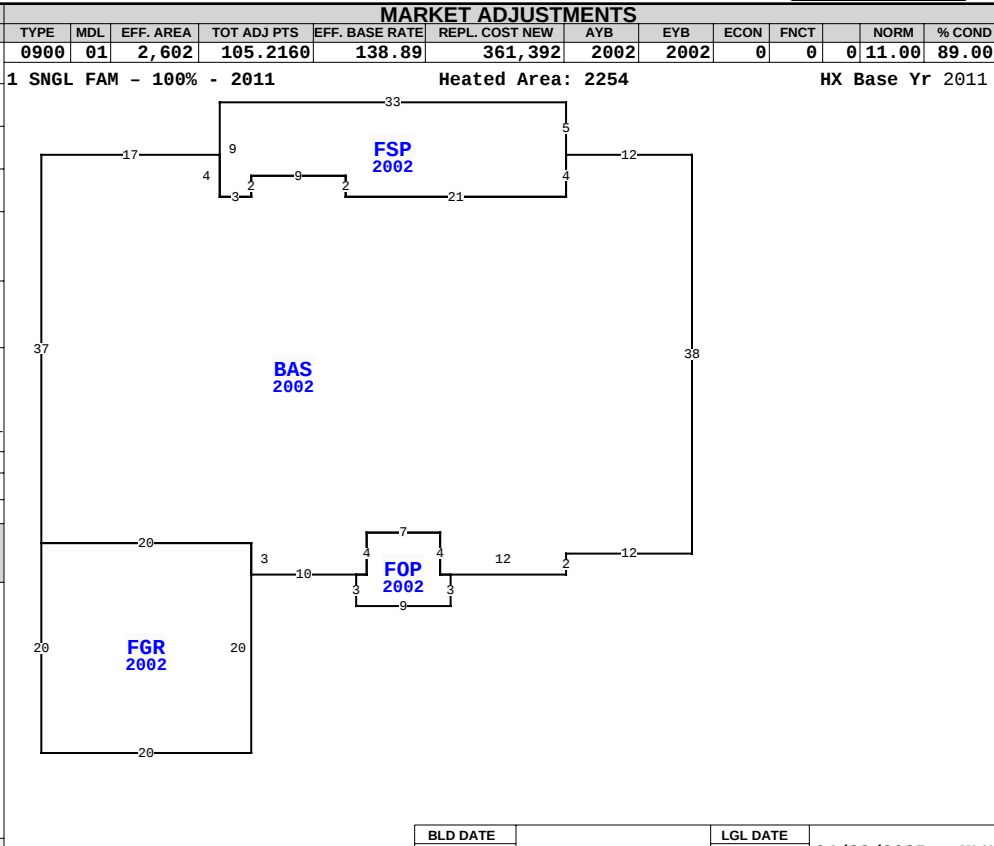
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,254	100	2002	2,254	278,622
FGR	400	55	2002	220	27,195
FOP	55	30	2002	16	1,978
FSP	279	40	2002	112	13,845
TOTALS	2,988			2,602	321,639

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	602.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	



TOTAL OB/XF											
5,479											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			321,639
TOTAL MARKET OB/XF VALUE			5,479
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			412,118
SOH/AGL Deduction			204,459
ASSESSED VALUE			207,659
TOTAL EXEMPTION VALUE			55,722
BASE TAXABLE VALUE			151,937
TOTAL JUST VALUE			412,118
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			391,993

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
1591/1872	11/04/2008	WD	Q	I	
GRANTOR: MCKAY JEFFREY J & ROZ					SALE PRICE 240,000
GRANTEE: ELMSLIE NORMAN A JR					
1460/1847	11/22/2006	WD	U	I	18
GRANTOR: MCKAY JEFFREY J & ROZ					100
GRANTEE: MCKAY JEFFREY J & R					

BUILDING NOTES											
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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 \$.											