

REED ERNEST T JR
30692 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0094-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	20	FACE BRICK 100								0900	01	2,513	92.4480	128.50	322,920	2001	2001		0	0	18.00	82.00	VALUATION BY																																
RooF Structur	03	GABLE/HIP 100								1 SNGL FAM 100% - 2023										Heated Area: 2101										HX Base Yr 2023										STANDARD															
RooF Cover	03	COMP SHNGL 100																																						Tax Group: 4								Tax Dist:							
Interior Wall	05	DRYWALL 100																																						BUILDING MARKET VALUE								264,794							
Interior Floo	14	CARPET 80																																						TOTAL MARKET OB/XF VALUE								2,905							
Interior Floo	08	SHT VINYL 20																																						TOTAL LAND VALUE - MARKET								85,000							
Air Condition	03	CENTRAL 100																																						TOTAL MARKET VALUE								352,699							
Heating Type	04	AIR DUCTED 100																																						SOH/AGL Deduction								0							
Bedrooms		4 100																																						ASSESSED VALUE								352,699							
Bathrooms		2 100																																						TOTAL EXEMPTION VALUE								HX HB 51,411							
Frame	02	WOOD FRAME 100																																						BASE TAXABLE VALUE								301,288							
Stories		0 0 100																																						TOTAL JUST VALUE								352,699							
Units		0 0 100																																						NCON VALUE								0							
Occupancy	00	NONE 100																																						INCOME VALUE															
																																								PREVIOUS YEAR MKT VALUE								373,719							
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