LOT 98
IN OR 1577/513
FLORA PARKE 2A PB 6/239

BORMAN NICHOLAS J & HEIDI D
1320 N VEITCH ST #1819
ARLINGTON, VA 22201

**2026**

**25-2N-28-0550-0098-0000**

## BUILDING CHARACTERISTICS

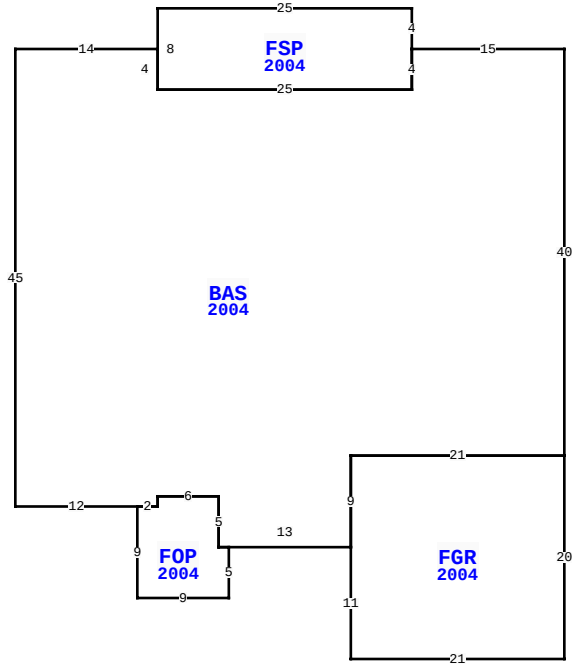
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 2,271 | 100 | 2004 | 2,271 | 270,714 |
| FGR | 420 | 55 | 2004 | 231 | 27,536 |
| FOP | 83 | 30 | 2004 | 25 | 2,980 |
| FSP | 200 | 40 | 2004 | 80 | 9,536 |
| TOTALS | 2,974 | | | 2,607 | 310,767 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,607 | 95.8176 | 133.19 | 347,226 | 2004 | 2004 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM 0% - 0 Heated Area: 2271 HX Base Yr




30383 FOREST PARKE DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 310,767 |
| TOTAL MARKET OB/XF VALUE | 3,010 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 398,777 |
| SOH/AGL Deduction | 3,014 |
| ASSESSED VALUE | 395,763 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 395,763 |
| TOTAL JUST VALUE | 398,777 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 424,037 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M1623263 | H/AC | 0 | 08/01/2016 |
| B0311715 | NEW CONSTR | 0 | 01/23/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1577/0513 | 7/17/2008 | WD | Q | I | | 220,000 |
| GRANTOR: WU EVELYNE | | | | | | |
| GRANTEE: BORMAN NICHOLAS JAM | | | | | | |
| 1206/1203 | 2/06/2004 | WD | Q | I | | 187,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: WU EVELYNE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W15 FSP=[YR=2004] N4 W25 S8 E25 N4$ S4 W25 N4 W14 S45 E12 FOP=[YR=2004] S9 E9 N5 W1 N5 W6 S1 W2$ E2 N1 E6 S5 E13 FGR=[YR=2004] S11 E21 N20 W21 S9$ N9 E21 N40 $ .

## 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 | 2004 | 2004 | 3 | 86 | 3,010 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,010

| 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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS