

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

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

2026

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



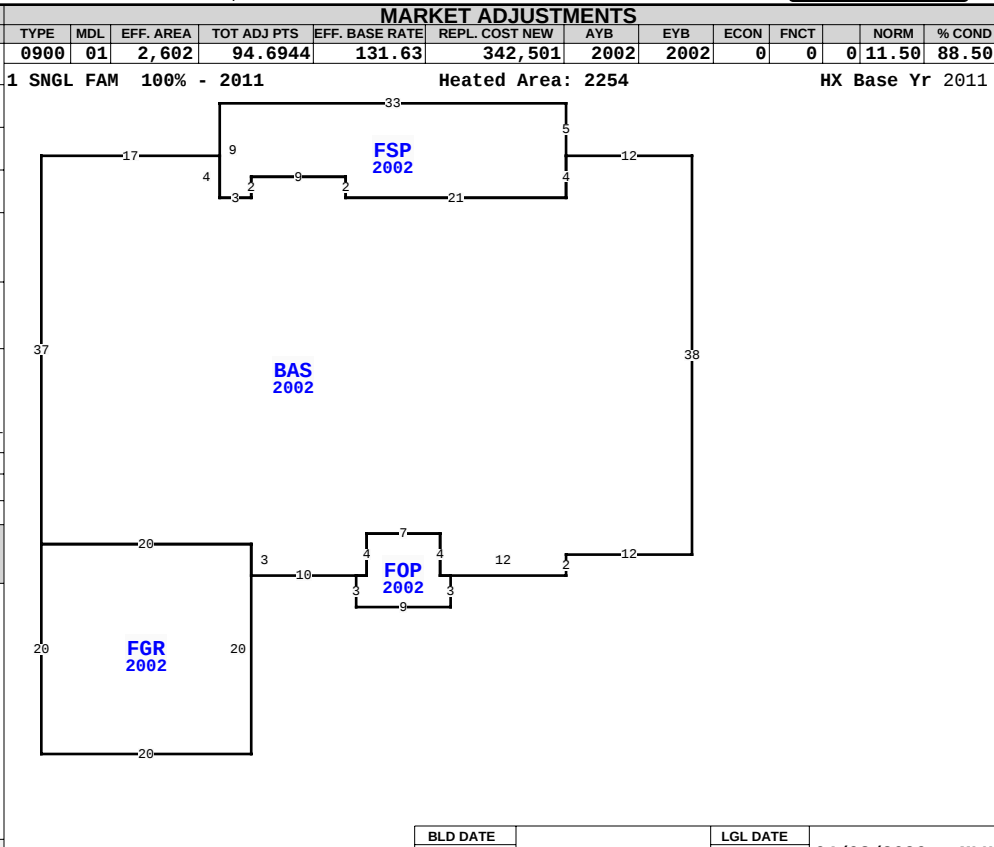
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	2,254	100	2002	2,254	262,574
FGR	400	55	2002	220	25,629
FOP	55	30	2002	16	1,864
FSP	279	40	2002	112	13,048
TOTALS	2,988			2,602	303,113

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84

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



30511 FOREST PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	303,113		
TOTAL MARKET OB/XF VALUE	2,940		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	391,053		
SOH/AGL Deduction	177,787		
ASSESSED VALUE	213,266		
TOTAL EXEMPTION VALUE	HX HB WR 56,411		
BASE TAXABLE VALUE	156,855		
TOTAL JUST VALUE	391,053		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	412,118		

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