LOT 110
FLORA PARKE 2A PB 6/239

SHANTA HOLDINGS LLC
7901 4TH STREET NORTH SUITE 30
ST PETERSBURG, FL 33702

2026

25-2N-28-0550-0110-0000

BUILDING CHARACTERISTICS

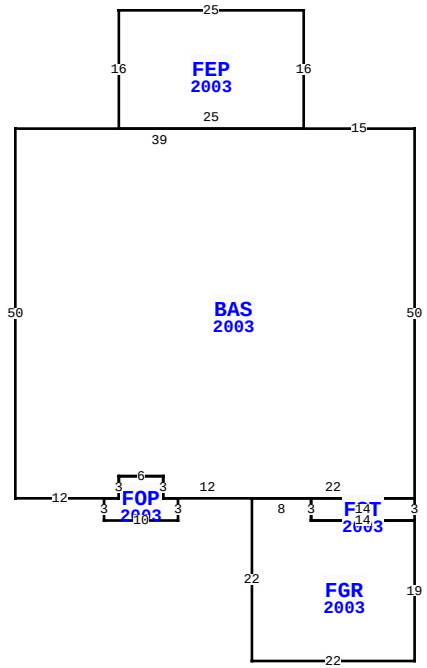
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,682	100	2003	2,682	290,997
FEP	400	80	2003	320	34,720
FGR	442	55	2003	243	26,365
FOP	48	30	2003	14	1,519
FST	42	55	2003	23	2,496
TOTALS	3,614			3,282	356,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,282	93.4812	129.94	426,463	2003	2003	0	0	0	16.50	83.50

1 SNGL FAM 0% - 2024 Heated Area: 2682 HX Base Yr



30607 FOREST PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
INC DATE		AG DATE	

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	2003	2003	3	85	2,975	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	356,097
TOTAL MARKET OB/XF VALUE	2,975
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	444,072
SOH/AGL Deduction	0
ASSESSED VALUE	444,072
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444,072
TOTAL JUST VALUE	444,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	470,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/331	9/07/2023	QC	U	I	11	100
GRANTOR: PATEL PARBHUBHAI N						
GRANTEE: SHANTA HOLDINGS LLC						
1021/0329	11/27/2001	WD	U	I		201,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PATEL PARBHUBHAI N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 FEP=[YR=2003] N16 W25 S16 E25$ W39 S50 E12
FOP=[YR=2003] S3 E10 N3 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E12
FGR=[YR=2003] S22 E22 N19 FST=[YR=2003] N3 W14 S3 E14$ W14 N3
W8$ E22 N50$.

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	000134	C	RES POND	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