LOT 111
FLORA PARKE 2A PB 6/239

**BREWER WILLIAM A**
30639 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

# 2026

**25-2N-28-0550-0111-0000**

## 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 | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |

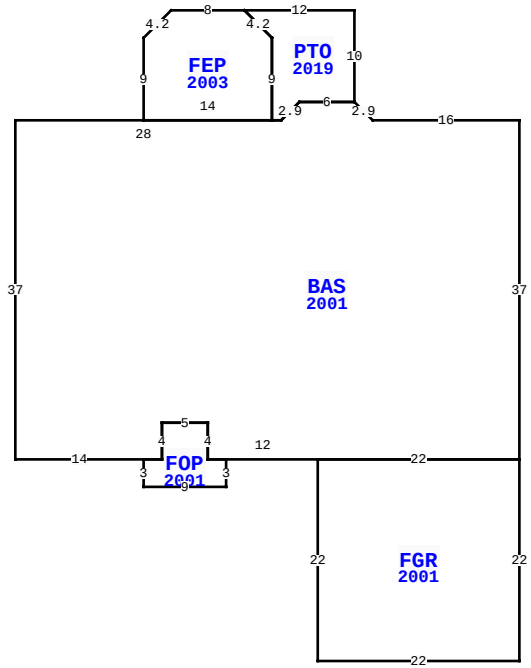
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,031 | 100 | 2001 | 2,031 | 231,743 |
| FEP | 159 | 80 | 2003 | 127 | 14,491 |
| FGR | 484 | 55 | 2001 | 266 | 30,351 |
| FOP | 47 | 30 | 2001 | 14 | 1,597 |
| PTO | 99 | 5 | 2019 | 5 | 571 |
| TOTALS | 2,820 | | | 2,443 | 278,753 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,443 | 100.1070 | 139.15 | 339,943 | 2001 | 2001 | 0 | 0 | 0 | 18.00 | 82.00 |

1 SNGL FAM 100% - 2021 Heated Area: 2031 HX Base Yr 2021




30639 FOREST PARKE DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2026 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 | | 278,753 |
| TOTAL MARKET OB/XF VALUE | | 2,905 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 366,658 |
| SOH/AGL Deduction | | 205,209 |
| ASSESSED VALUE | | 161,449 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 105,038 |
| TOTAL JUST VALUE | | 366,658 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 389,249 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1707195 | REPAIR/RRF | 11,655 | 11/01/2017 |
| B1707262 | 18 WINDOWS | 11,376 | 11/01/2017 |
| B0310893 | ADDITION | 24,345 | 01/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2364/1907 | 5/27/2020 | WD | Q | I | 01 | 265,000 |
| GRANTOR: PALMER MILTON R JR & | | | | | | |
| GRANTEE: BREWER WILLIAM A | | | | | | |
| 2268/1878 | 4/16/2019 | WD | Q | I | 02 | 259,000 |
| GRANTOR: PETERS H EDWARD & BAR | | | | | | |
| GRANTEE: PALMER MILTON R JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W16 U2 L2 PTO=[YR=2019] N10 W12 D3 R3 S9 E1 U2 R2 E6$ W6 D2 L2 W1 FEP=[YR=2003] N9 L3 U3 W8 D3 L3 S9 E14$ W28 S37 E14 FOP=[YR=2001] S3 E9N3 W2 N4 W5 S4 W2$ E2 N4 E5 S4E12 FGR=[YR=2001] S22 E22 N22 W22$ E22 N37$ .

## 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2001 | 2001 | 3 | 83 | 2,905 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,905

| 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 | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS