

LOT 47
IN OR 2048/458
FLORA PARKE PB 6/137-139

WASIK ROGER W & VERONICA L
30369 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0047-0000



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	08	SHT VINYL 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

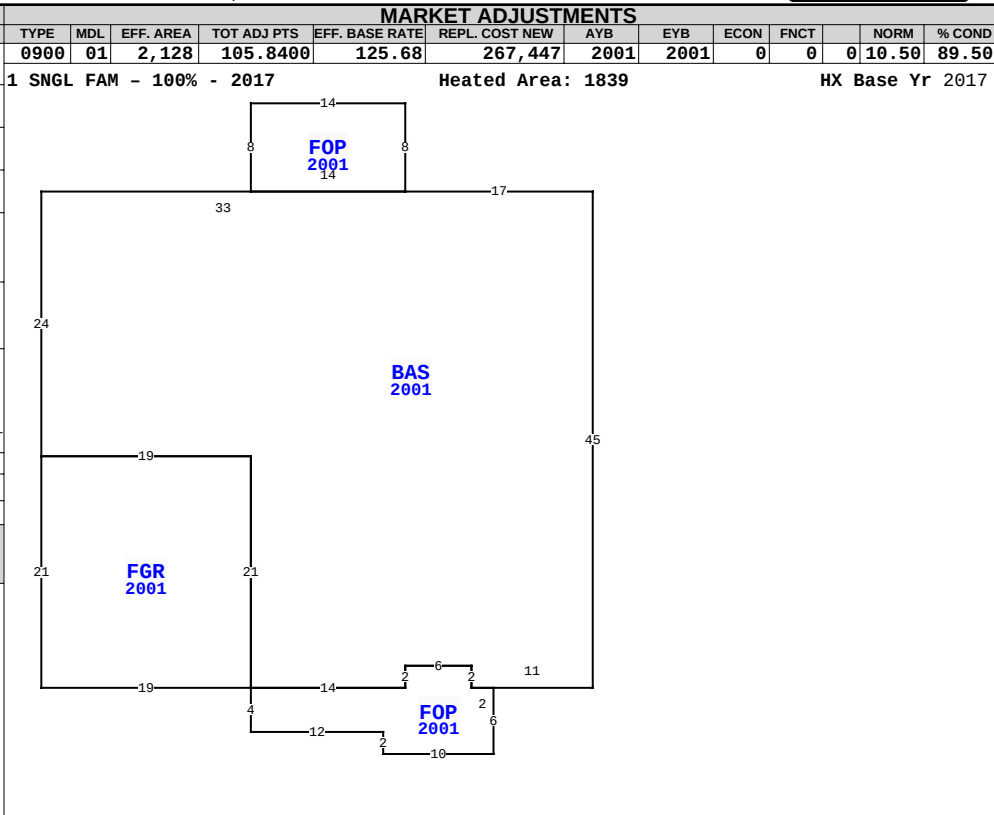
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	1,839	206,858
FGR	399	55	219	24,634
FOP	112	30	34	3,824
FOP	120	30	36	4,049

TOTALS	2,470		2,128	239,365
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0462	ST/AL FNC	0 100	144	4	576.00	SF	10.00	
2	0811	CONCRETE B	0 100	0	0	744.00	SF	5.20	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00



30369 FOREST PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	OB/XF MKT VALUE	NOTES
1	0462	ST/AL FNC	0 100	144	4	576.00	SF	10.00	10.00	100	2001	2001	3	30	1,728	
2	0811	CONCRETE B	0 100	0	0	744.00	SF	5.20	5.20	100	2001	2001	3	82	3,172	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	58	174	

TOTAL OB/XF										8,084						
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	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										239,365				
TOTAL MARKET OB/XF VALUE										8,084				
TOTAL LAND VALUE - MARKET										65,000				
TOTAL MARKET VALUE										312,449				
SOH/AGL Deduction										130,533				
ASSESSED VALUE										181,916				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										131,916				
TOTAL JUST VALUE										312,449				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										250,573				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007184	NEW CONSTR	0	08/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2048/0458	5/20/2016	WD	U	I	38	177,000	
GRANTOR: CLARK RUSS & MARLYNE							
GRANTEE: WASIK ROGER W & VER							
1358/1768	10/14/2005	WD	Q	I		239,000	
GRANTOR: CROSS RALPH C & SHERR							
GRANTEE: CLARK RUSS & MARLYN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W17 FOP=[YR=2001] N8 W14 S8 E14 \$ W33 S24									
FGR=[YR=2001] S21 E19 FOP=[YR=2001] S4 E12 S2 E10 N6 W2 N2									
W6 S2 W14 \$ N21 W19 \$ E19 S21 E14 N2 E6 S2 E11 N45 \$.									