



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4										
Exterior Wall	20	FACE BRICK 100	0900	01	2,451	105.8880	125.74	308,189	2000	2003	0	0	0	14.25	85.75	VALUATION BY STANDARD									
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2005													Heated Area: 2138									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2005									
Interior Wall	05	DRYWALL 100																							
Interior Floor	14	CARPET 90																							
Interior Floor	11	CLAY TILE 10																							
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	2,138	100	2,138	230,523																					
FGR	380	55	209	22,535																					
FOP	165	30	50	5,391																					
FSP	136	40	54	5,822																					
TOTALS			2,819	2,451	264,272																				
EXTRA FEATURES															30326 FOREST PARKE DR, FERNANDINA BEACH										
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975										
2	0810	CONCRETE A	0 100	22	3	66.00	SF	6.50	6.50	100	2000	2000	3	80	343										
3	0810	CONCRETE A	0 100	0	0	748.00	SF	6.50	6.50	100	2000	2000	3	80	3,890										
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								
REVIEW DATE 05/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006793	WINDOWS (4)	5,521	08/01/2020
B1909699	WINDOWS (1)	1,358	11/01/2019
996555	NEW CONSTR	155,017	12/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/0443	10/21/2021	TD	U	I	11	100

GRANTOR: FLECKHAMMER JAROSLAWA
GRANTEE: FLECKHAMMER KARL F
2461/0759 5/11/2021 LE U I 11 100
GRANTOR: FLECKHAMMER KARL F &
GRANTEE: CAMPBELL MARTA R

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2000] W23 FSP=[YR=2000] N8 W17 S8 E17 \$ W32 S46 E11 FOP=[YR=2000] S8 E11 N3 E13 N5 W16 N2 W6 S2 W2 \$ E2 N2 E6 S2 E17 FGR=[YR=2000] E19 N20 W19 S20\$ N20 E19 N26\$.									