



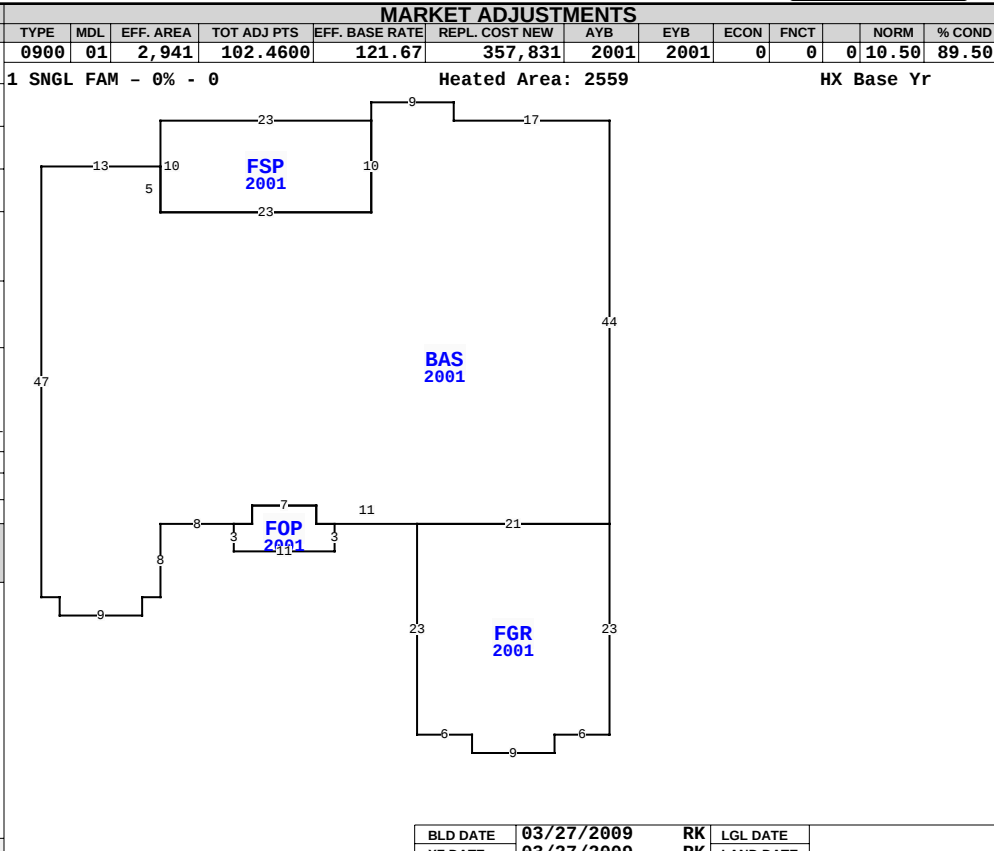
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,559	100	2,559	278,662
FGR	501	55	276	30,055
FOP	47	30	14	1,524
FSP	230	40	92	10,019
TOTALS	3,337		2,941	320,259

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	0	0	0	1,056.00	SF	4.00	4.00	
3	0476	VF 6 SBPL	0	0	0	0	60.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



BLD DATE	03/27/2009	RK	LGL DATE	
XF DATE	03/27/2009	RK	LAND DATE	
INC DATE			AG DATE	

30432 FOREST PARKE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	320,259		
TOTAL MARKET OB/XF VALUE	7,703		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	392,962		
SOH/AGL Deduction	81,716		
ASSESSED VALUE	311,246		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	311,246		
TOTAL JUST VALUE	392,962		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	312,159		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/0888	4/07/2023	WD	Q	I	01	442,000
GRANTOR: TOBIN ROBERT WIDOWER						
GRANTEE: OWSLEY DONALD LYNN						
1594/0761	11/21/2008	WD	Q	I		225,000
GRANTOR: ZIMMERMAN JOHN D & LE						
GRANTEE: TOBIN ROBERT & DEBO						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2001] W17 N2 W9 S2 FSP=[YR=2001] W23 S10 E23 N10\$ S10 W23 N5 W13 S47 E2 S2 E9 N2 E2 N8 E8 FOP=[YR=2001] S3 E11 N3 W2 N2 W7 S2 W2\$ E2 N2 E7 S2 E11 FGR=[YR=2001] S23 E6 S2 E9 N2 E6 N23 W21\$ E21 N44\$.											