

LOT 79
IN OR 1834/580
FLORA PARKE 2A PB 6/239

WALLACE BERNICE
30462 FOREST PARK DR
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0079-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
Exterior Wall	05	AVERAGE 70	0900	01	2,700	99.7440	118.45	319,815	2003	2003	0	0	0	9.33	90.67														
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2014													Heated Area: 2354													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2014													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	08	SHT VINYL 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	4	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	2,354	100	2,354	252,816																									
FGR	441	55	243	26,098																									
FOP	78	30	23	2,470																									
FSP	200	40	80	8,592																									
TOTALS	3,073		2,700	289,976																									
EXTRA FEATURES															30462 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	2003	2003	3	88	3,080													
2	0811	CONCRETE B	0	100	0	0	732.00	SF	5.20	5.20	100	2003	2003	3	84	3,197													
3	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2014	2014	3	89	1,709													
4	0911	SCRN RM A	0	100	0	0	984.00	SF	17.50	17.50	100	2014	2014	3	70	12,054													
5	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2014	2014	3	78	22,277													
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2014	2014	3	70	700													
7	0855	CONC PAVER	0	100	0	0	984.00	SF	10.00	10.00	100	2014	2014	3	95	9,348													
TOTAL OB/XF 52,365																													
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												
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000												
REVIEW DATE 05/17/2021 BY KWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																													

Diagram showing property layout with dimensions and area calculations.

Heated Area: 2354

Basement (BAS) 2003

Floor Plan (FSP) 2011

Floor Plan (FGR) 2003

Floor Plan (FOP) 2003

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1834/0580	1/07/2013	WD Q	I 01	193,000
GRANTOR: INTEGRATE HOMES LLC				
GRANTEE: WALLACE BERNICE & S				
1817/1879	10/05/2012	CT U	I 18	131,000
GRANTOR: CLERK OF COURT				
GRANTEE: INTEGRATE HOMES LLC				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2003] W14 FSP=[YR=2011] N4 W25 S8 E25 N4\$ S4 W25 N4 W16 S40 FGR=[YR=2003] S21 E21 N21 W21\$ E21 S10 E12 FOP=[YR=2003] S4 E10 N8 W2 N1 W6 S5 W2\$ E2 N5 E6 S1 E14 N46\$				