



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										
Exterior Wall	16	WD FR STUC 100	0900	01	2,598	105.2160	124.94	324,594	2004	2004	0	0	9.00	91.00											
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022													Heated Area: 2253									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 80																							
Interior Floo	11	CLAY TILE 20																							
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	2,253	100	2,253	256,156																					
FGR	441	55	243	27,628																					
FOP	84	30	25	2,843																					
FSP	192	40	77	8,754																					
TOTALS			2,970	2,598	295,381																				
EXTRA FEATURES															30504 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	2004	2004	3	89	3,115									
2	0811	CONCRETE B	0	100	0	0	651.00	SF	5.20	5.20	100	2004	2004	3	86	2,911									
3	0471	VINYL FNC	0	100	0	0	145.00	LF	32.00	32.00	100	2004	2004	3	66	3,062									
4	0911	SCRN RM A	0	100	46	24	1,104.00	SF	17.50	17.50	100	2022	2022	3	100	19,320									
5	0861	POOL GUNIT	0	100	0	0	292.00	SF	85.00	85.00	100	2022	2022	3	100	24,820									
6	0855	CONC PAVER	0	100	0	0	716.00	SF	10.00	10.00	100	2022	2022	3	100	7,160									
TOTAL OB/XF 60,388																									
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 07/07/2022 BY KW 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
22012446	ADDITION	33,632	08/15/2022
B2110767	SWIM POOL	73,192	08/16/2021
B2002183	REPAIR/RRF	18,000	03/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2470/1899	6/14/2021	WD	Q	I	02	363,500

GRANTOR: FOWLER CHAD W

GRANTEE: IPPOLITI MARIA E &

1840/1679 2/13/2013 QC U I 11 100

GRANTOR: FOWLER ROBIN

GRANTEE: FOWLER CHAD

BUILDING NOTES									
BUILDING DIMENSIONS									

BAS=[YR=2004] W16 FSP=[YR=2021] N4 W24 S8 E24 N4 \$ S4 W24
N4 W14 S45 E12 FOP=[YR=2004] S9 E9 N5 W1 N5 W7 S1 W1\$ E1 N1
E7 S5 E13 FGR=[YR=2004] S11 E21 N21 W21 S10\$ N10 E21 N39\$.