

LOT 82
IN OR 1101/1 & OR 1870/859
FLORA PARKE 2A PB 6/239

LAI TENG H
30520 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0082-0000



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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	

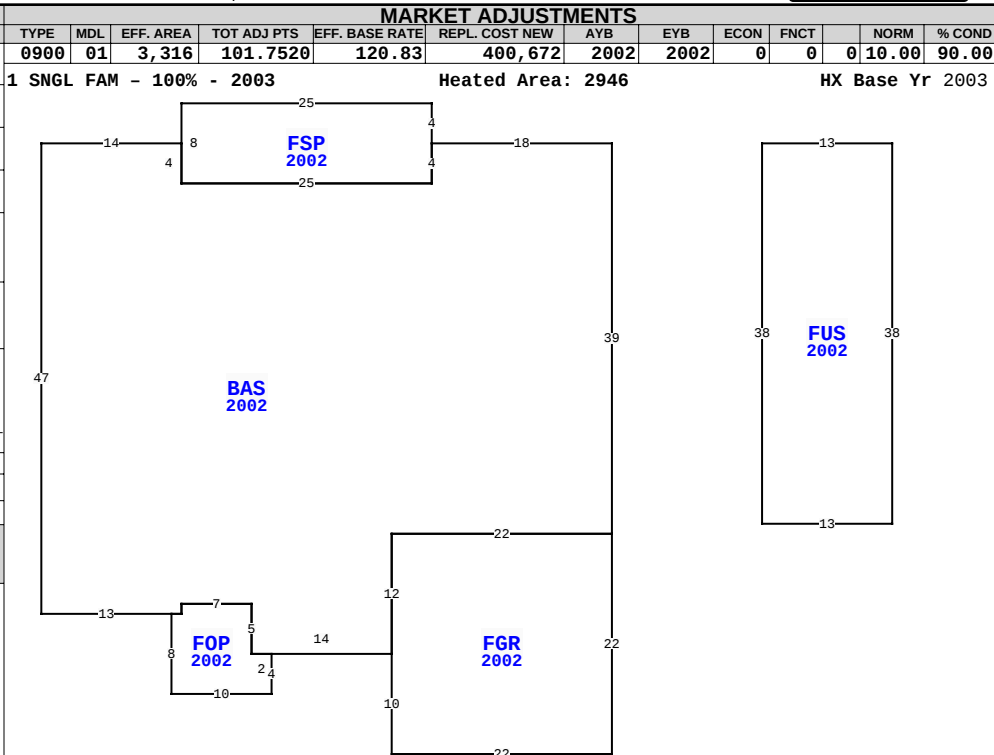
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,452	100	2,452	266,648
FGR	484	55	266	28,927
FOP	79	30	24	2,610
FSP	200	40	80	8,699
FUS	494	100	494	53,721

TOTALS	3,709		3,316	360,605
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2002
2	0811	CONCRETE B	0 100	0	0	953.00	SF	5.20	5.20	100	2002

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

REVIEW DATE 01/06/2023 BY DJA



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
7,158											

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7,158											

Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		360,605	
TOTAL MARKET OB/XF VALUE		7,158	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		432,763	
SOH/AGL Deduction		202,587	
ASSESSED VALUE		230,176	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		180,176	
TOTAL JUST VALUE		432,763	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		343,198	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209970	NEW CONSTR	198,408	07/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1870/0859	7/12/2013	QC U	I	11		74,000
GRANTOR: MARADIAGA BETHZAIDA						
GRANTEE: LAI TENG H						
1101/0001	12/16/2002	WD Q	I			219,900
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: LAI TENG H & BETHZA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W18 FSP=[YR=2002] N4 W25 S8 E25 N4 \$ S4 W25 N4 W14 S47 E13 FOP=[YR=2002] S8 E10 N4 W2 N5 W7 S1 W1 \$ E1 N1 E7 S5 E14 FGR=[YR=2002] S10 E22 N22 W22 S12 \$ N12 E22 N39 \$ PTR=E15 FUS=[YR=2002] E13 S38 W13 N38\$ W15\$.											