

LOT 83
IN OR 2201/1863
FLORA PARKE 2A PB 6/239

CALDER MAGGI K & GREGORY
30532 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0083-0000



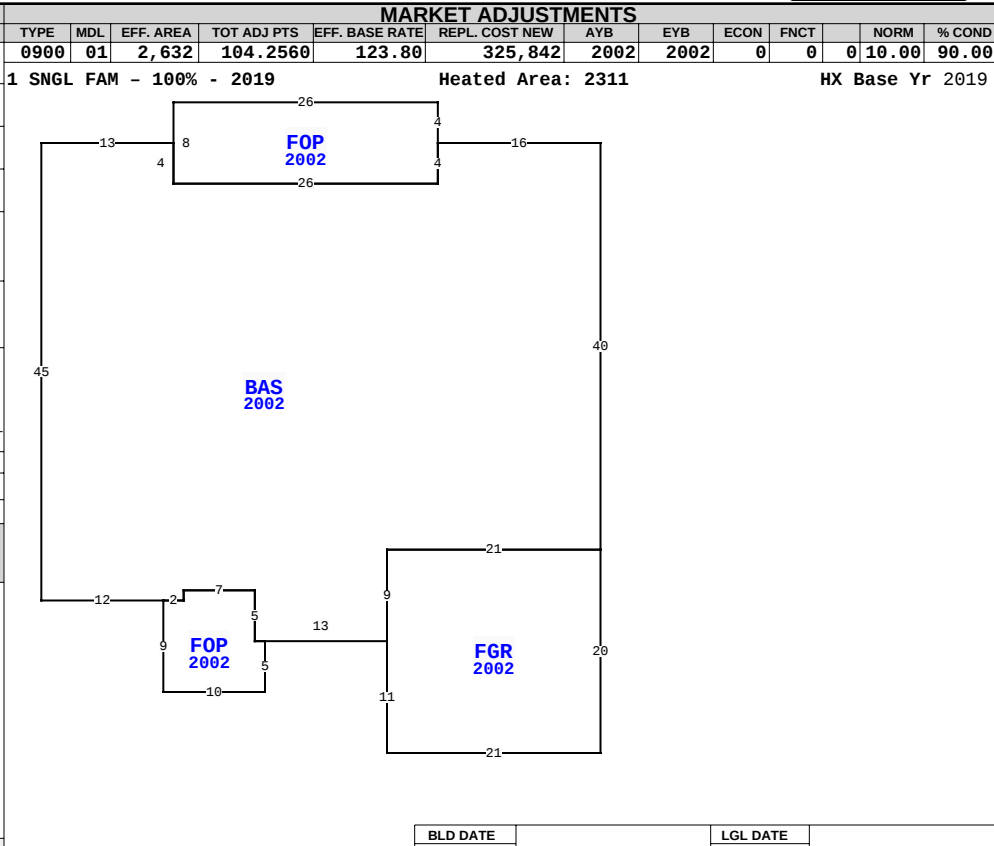
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,311	100	2,311	257,492
FGR	420	55	231	25,738
FOP	93	30	28	3,119
FOP	208	30	62	6,908
TOTALS	3,032		2,632	293,258

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	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0 100	0	0	642.00	SF	5.20	5.20	100	2002	2002	3	83	2,771	

LAND DESCRIPTION			TOTAL OB/XF 5,816													
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
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



30532 FOREST PARKE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		293,258	
TOTAL MARKET OB/XF VALUE		5,816	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		364,074	
SOH/AGL Deduction		125,706	
ASSESSED VALUE		238,368	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		188,368	
TOTAL JUST VALUE		364,074	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,223	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2201/1863	6/01/2018	WD	Q	I	02
GRANTOR: GREESON THOMAS H & KR					
GRANTEE: CALDER MAGGI K & GR					
1891/0786	11/26/2013	WD	Q	I	02
GRANTOR: KOHLER JEFFREY & CARM					
GRANTEE: GREESON THOMAS H &					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2002] W16 FOP=[YR=2002] N4 W26 S8 E26 N4\$ S4 W26 N4 W13 S45 E12 FOP=[YR=2002] S9 E10 N5 W1 N5 W7 S1 W2\$ E2 N1 E7 S5 E13 FGR=[YR=2002] S11 E21 N20 W21 S9\$ N9 E21 N40 \$.					