

LOT 84
IN OR 1081/1037
FLORA PARKE 2A PB 6/239

PEACOCK RUSSELL L & TERESA B
30546 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0084-0000



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	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	2,273	100	2,273	257,478
BAS	224	100	224	25,374
FGR	462	55	254	28,772
FOP	83	30	25	2,832
FOP	200	30	60	6,797

TOTALS 3,242 2,836 321,254

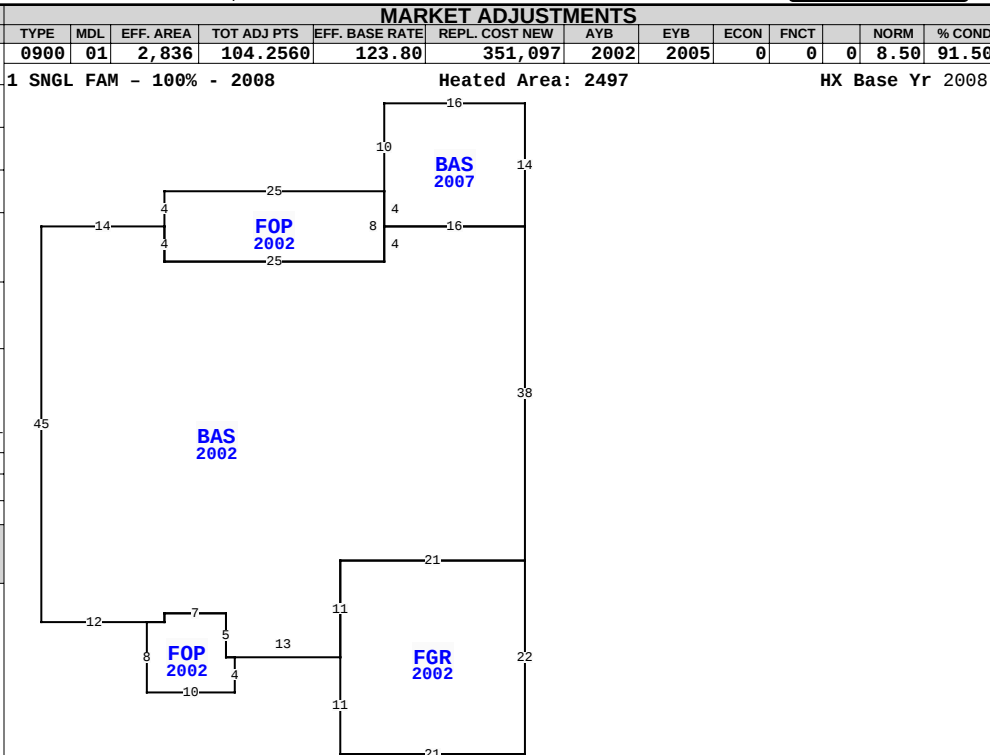
EXTRA FEATURES

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	685.00	SF	5.20	5.20	100	2002	2002	3	83	2,956	
3	0861	POOL GUNIT	0	100	20	12	240.00	SF	85.00	85.00	100	2007	2007	3	52	10,608	
4	0911	SCRN RM A	0	100	0	0	1,013.00	SF	17.50	17.50	100	2007	2007	3	35	6,205	
5	0877	JACUZZI	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	35	1,750	
6	0845	KOOL DECK	0	100	0	0	797.00	SF	7.25	7.25	100	2007	2007	3	89	5,143	
7	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2007	2007	3	74	4,547	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 04/12/2018 BY KWX



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

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TOTAL OB/XF 34,254

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	

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										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										321,254		
TOTAL MARKET OB/XF VALUE										34,254		
TOTAL LAND VALUE - MARKET										65,000		
TOTAL MARKET VALUE										420,508		
SOH/AGL Deduction										186,889		
ASSESSED VALUE										233,619		
TOTAL EXEMPTION VALUE										HX HB VX 55,000		
BASE TAXABLE VALUE										178,619		
TOTAL JUST VALUE										420,508		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										330,887		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004909	(15) WINDOWS	9,000	06/01/2020
R2000428	REMODEL	16,643	01/01/2020
B20121	ADDITION	26,000	06/01/2007
R10497	REPAIR/RRF	750	06/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1081/1037	9/19/2002	WD	Q	I		171,300	

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: PEACOCK RUSSELL & T
1039/1909 2/26/2002 WD U V 19 40,428
GRANTOR: FLORA PARKE DEVELOPME
GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BAS=[YR=2007] W16 S10 FOP=[YR=2002] W25 S4 BAS=[YR=2002] W14 S45 E12 FOP=[YR=2002] S8 E10 N4 W1 N5 W7 S1 W2\$ E2 N1 E7 S5 E13 FGR=[YR=2002] S11 E21 N22 W21 S11\$ N11 E21 N38 W16 S4 W25 N4\$ S4 E25 N8\$ S4 E16 N14\$.

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