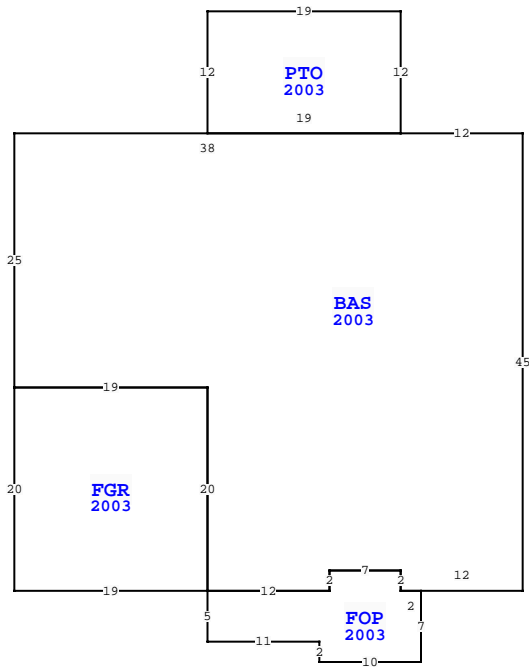


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	1,856	100	1,856
FGR	380	55	209
FOP	139	30	42
PTO	228	5	11
TOTALS	2,603		2,118
			265,573

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,118	116.0320	137.79	291,839	2001	2004	0	0	0	9.00	91.00
1 SNGL FAM - 100% - 2020 Heated Area: 1856 HX Base Yr 2020												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			265,573
TOTAL MARKET OB/XF VALUE			7,485
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			338,058
SOH/AGL Deduction			203,950
ASSESSED VALUE			134,108
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			84,108
TOTAL JUST VALUE			338,058
NCON VALUE			858
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004866	(12) WINDOWS/ 1 D	11,931	06/01/2020
C01-8045	CO ISSUED	0	06/12/2001
B01-8045	NEW CONSTR	0	02/06/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2268/1178	4/10/2019	WD Q	Q	I	01	234,000
GRANTOR: SCELSI STEPHANIE M						
GRANTEE: CARDEN ESTHER R						
2138/1914	7/25/2017	WD Q	Q	I	01	215,000
GRANTOR: FREEMAN RICHARD HERSC						
GRANTEE: SCELSI STEPHANIE M						

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	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	100	0	812.00	SF	5.20	5.20	100	2003	2003	3	84	3,547	
3	0810	CONCRETE A	0	100	22	132.00	SF	6.50	6.50	100	2021	2021	3	100	858	

TOTAL OB/XF													7,485				
30572 FOREST PARKE DR, FERNANDINA BEACH																	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2003] W12 PTO=[YR=2003] N12 W19 S12 E19\$ W38 S25												
FGR=[YR=2003] S20 E19 N20 W19\$ E19 S20 FOP=[YR=2003] S5 E11												
S2E10N7 W2 N2 W7 S2 W12 \$ E12N2 E7 S2 E12 N45\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
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								