



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 70
Interior Floor	11	CLAY TILE 30
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

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Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,931	100	1,931	229,611
FGR	441	55	243	28,895
FOP	38	30	11	1,308
FOP	96	30	29	3,448

TOTALS	2,506		2,214	263,262
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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	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0811	CONCRETE B	0	0	0	660.00	SF	5.20	5.20	100	2003
3	0477	VF 4 SLAT	0	0	0	193.00	LF	14.00	14.00	100	2003
4	0470	VNYL GATE	0	0	0	1.00	UT	300.00	300.00	100	2003

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	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	1.00

REVIEW DATE	06/30/2022	BY	KW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,214	110.6420	131.39	290,897	2003	2003	0	0	9.50	90.50
1 SNGL FAM - 0% - 0 Heated Area: 1931 HX Base Yr											
30628 FOREST PARKE DR, FERNANDINA BEACH											
BLD DATE: 06/22/2023 MLU											

TOTAL OB/XF											
7,884											

TOTAL OB/XF											
7,884											

Total Acres:	0.00	Total Land Value:	65,000	Market:	0	Agricultural:	0	Common:	65,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		263,262	
TOTAL MARKET OB/XF VALUE		7,884	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		336,146	
SOH/AGL Deduction		35,084	
ASSESSED VALUE		301,062	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		301,062	
TOTAL JUST VALUE		336,146	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		273,693	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210249	NEW CONSTR	143,792	09/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2524/0593	12/15/2021	WD	Q	I	01
GRANTOR: SEE ANDREW J					SALE PRICE
GRANTEE: FOREST PARKE FAMILY					134,000
2524/0591	12/07/2021	QC	U	I	11
GRANTOR: DUFFY RACHEL L					100
GRANTEE: SEE ANDREW					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W19 FOP=[YR=2003] N8 W12 S8 E12\$ W14 U2 L2 W4 D2 L2 W15 S31 FGR=[YR=2003] S21 E21 N21 W21\$ E21 S3 E11 FOP=[YR=2003] S2 E7 N6 W6 S4 W1\$ E1 N4 E6 S10 E17 N40\$.											