

LOT 108
IN OR 2076/1284
FLORA PARKE 2A PB 6/239

PIONE ROBERT S LVG TRUST/PIONE ROBERT S TRUSTEE
30547 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0108-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

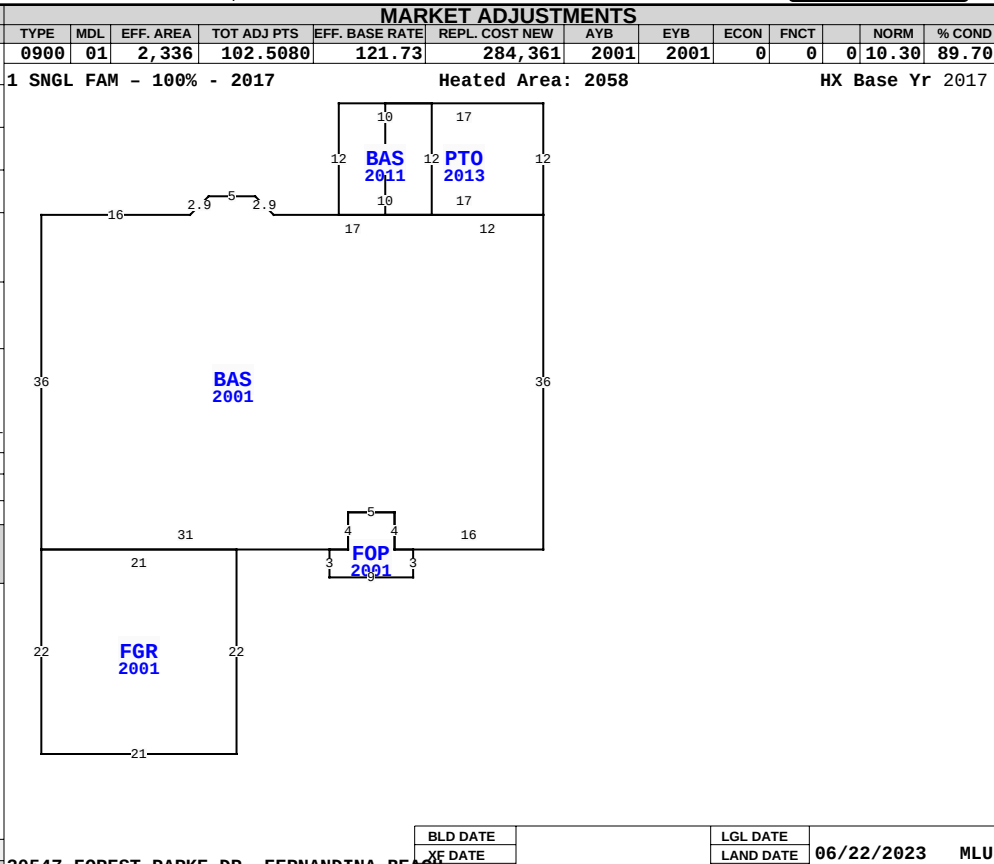
MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100	1,938	211,614
BAS	120	100	120	13,103
FGR	462	55	254	27,734
FOP	47	30	14	1,528
PTO	204	5	10	1,092

TOTALS	2,771	2,336	255,072
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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	2001
2	0811	CONCRETE B	0 100	0	0	912.00	SF	5.20	5.20	100	2001
3	0911	SCRN RM A	0 100	12	17	204.00	SF	17.50	17.50	100	2013



30547 FOREST PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	255,072		
TOTAL MARKET OB/XF VALUE	9,220		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	329,292		
SOH/AGL Deduction	114,536		
ASSESSED VALUE	214,756		
TOTAL EXEMPTION VALUE	HX HB WR 55,000		
BASE TAXABLE VALUE	159,756		
TOTAL JUST VALUE	329,292		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	266,335		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327322	ADDITION	4,184	06/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2076/1284	10/05/2016	WD	Q	I	01	225,000
GRANTOR: HUMPHRIES DON ALLAN						
GRANTEE: ROBERT S PIONE REVO						
1793/1191	5/16/2012	WD	Q	I	02	156,000
GRANTOR: WYCKOFF RAYMOND W TRU						
GRANTEE: HUMPHRIES DON ALLAN						

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2013] N12 W17 S12 E17\$ BAS=[YR=2001] W12											
BAS=[YR=2011] N12W10 S12 E10 \$ W17 U2 L2 W5 D2 L2 W16 S36											
FGR=[YR=2001] S22 E21 N22 W21\$ E31 FOP=[YR=2001] S3 E9 N3 W2											
N4 W5\$4 W2\$ E2 N4 E5 S4 E16 N36\$.											

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	100		PUD	0.00	0.00	1.00	LT	1.00

REVIEW DATE	01/06/2023	BY	DJA	Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0	Common: 65,000	PRINTED 08/02/2023 BY SYS
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