

LOT 109
IN OR 1086/572
FLORA PARKE 2A PB 6/239

LEWIS JEFFERY M & ELIZABETH
30565 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0109-0000



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		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	

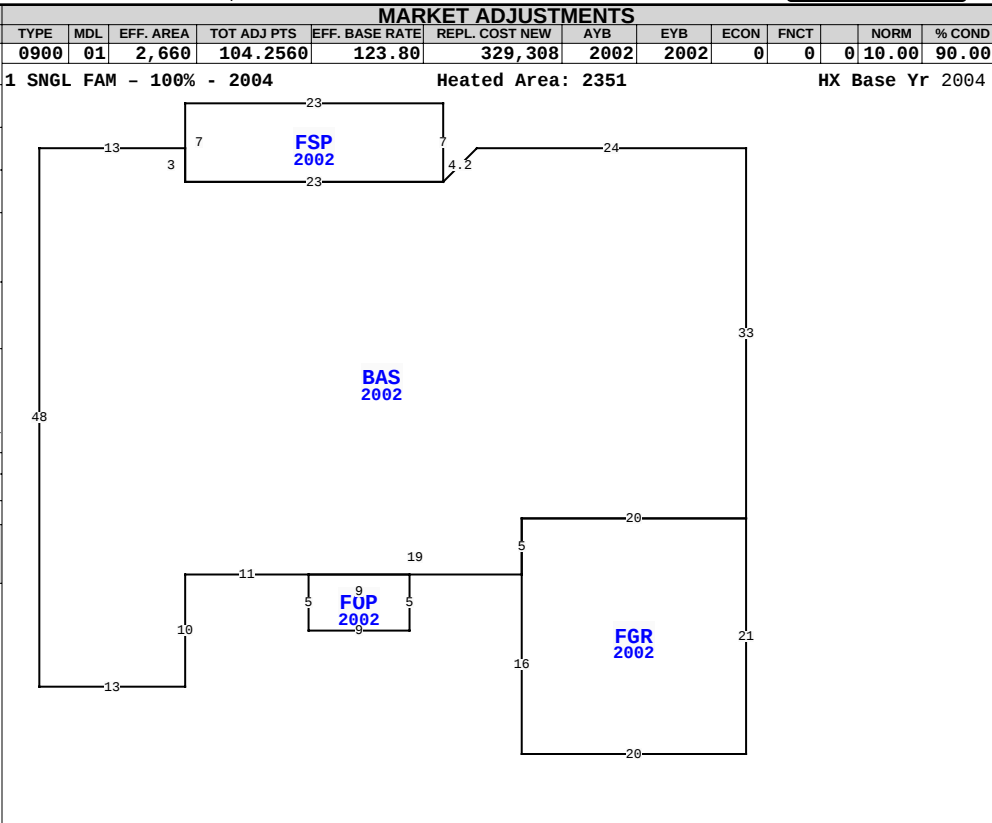
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,351	100	2,351	261,949
FGR	420	55	231	25,738
FOP	45	30	14	1,560
FSP	161	40	64	7,131

TOTALS	2,977		2,660	296,377
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	0	0	651.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00

REVIEW DATE 01/06/2023 BY DJA



30565 FOREST PARKE DR, FERNANDINA BEACH

TOTAL OB/XF									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000		

TOTAL OB/XF									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000		

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			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		296,377	
TOTAL MARKET OB/XF VALUE		2,810	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		364,187	
SOH/AGL Deduction		168,890	
ASSESSED VALUE		195,297	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		145,297	
TOTAL JUST VALUE		364,187	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,495	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1086/0572	10/09/2002	WD Q	I		
					SALE PRICE
					183,700
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: LEWIS JEFFERY M & E					
1037/0370	2/13/2002	WD U	V	19	
					27,500
GRANTOR: FLORA PARKE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2002] W24 D3 L3 FSP=[YR=2002] N7 W23 S7 E23 \$ W23 N3 W13 S48 E13 N10 E11 FOP=[YR=2002] S5 E9 N5 W9 \$ E19 FGR=[YR=2002] S16 E20 N21 W20 S5 \$ N5 E20 N33 \$.					

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