

LOT 79
IN OR 1834/580
FLORA PARKE 2A PB 6/239

WALLACE BERNICE
30462 FOREST PARK DR
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0079-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 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

Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04

NEIGHBORHOOD/LOC	4041.00
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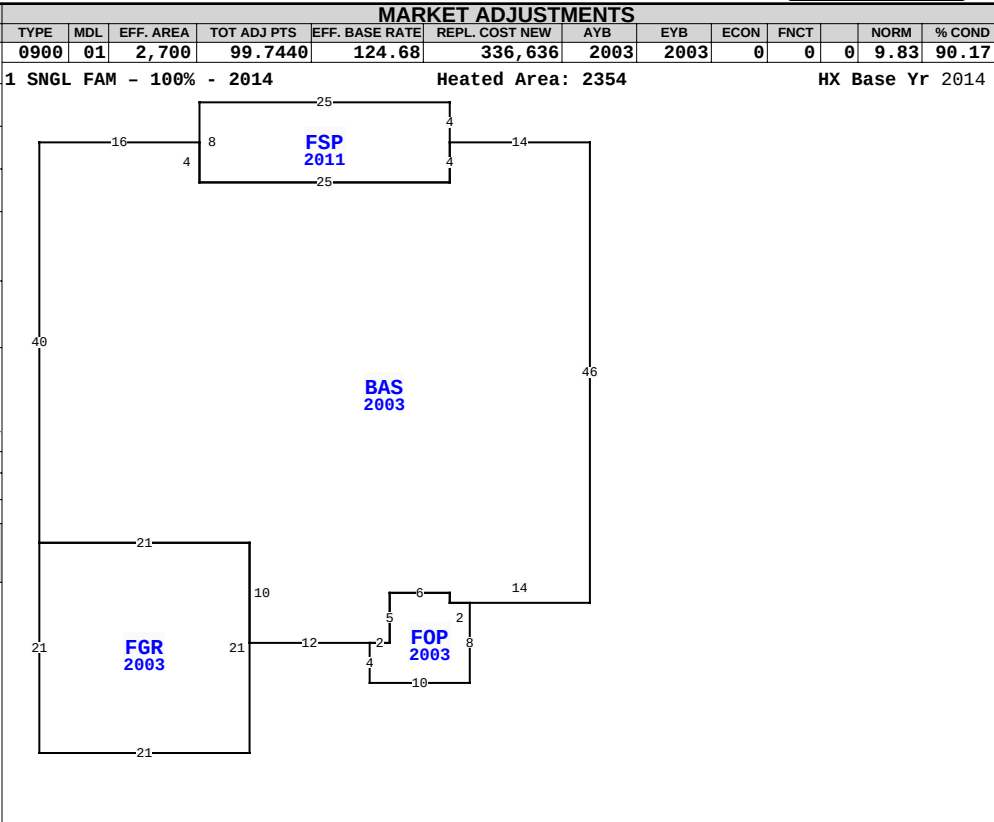
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,354	100	2,354	264,646
FGR	441	55	243	27,319
FOP	78	30	23	2,586
FSP	200	40	80	8,994

TOTALS	3,073	2,700	303,545
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	732.00	SF	5.20	5.20	
3	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	
4	0911	SCRN RM A	0	100	0	0	984.00	SF	17.50	17.50	
5	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
7	0855	CONC PAVER	0	100	0	0	984.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	05/17/2021	BY	KWX
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30462 FOREST PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	732.00	SF	5.20	5.20	100	2003	2003	3	83	3,159	
3	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2014	2014	3	87	1,670	
4	0911	SCRN RM A	0	100	0	0	984.00	SF	17.50	17.50	100	2014	2014	3	65	11,193	
5	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2014	2014	3	75	21,420	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2014	2014	3	65	650	
7	0855	CONC PAVER	0	100	0	0	984.00	SF	10.00	10.00	100	2014	2014	3	95	9,348	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE	05/17/2021	BY	KWX
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										303,545	
TOTAL MARKET OB/XF VALUE										50,485	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										429,030	
SOH/AGL Deduction										183,813	
ASSESSED VALUE										245,217	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										190,217	
TOTAL JUST VALUE										429,030	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										407,341	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429311	SCRNRM	20,178	09/01/2014
B1429020	SWIM POOL	28,000	07/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1834/0580	1/07/2013	WD	Q	I	01	193,000	
GRANTOR: INTEGRATE HOMES LLC							
GRANTEE: WALLACE BERNICE & S							
1817/1879	10/05/2012	CT	U	I	18	131,000	
GRANTOR: CLERK OF COURT							
GRANTEE: INTEGRATE HOMES LLC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W14 FSP=[YR=2011] N4 W25 S8 E25 N4\$ S4 W25 N4 W16 S40 FGR=[YR=2003] S21 E21 N21 W21\$ E21 S10 E12 FOP=[YR=2003] S4 E10 N8 W2 N1 W6 S5 W2\$ E2 N5 E6 S1 E14 N46\$.											