

LOT 82
IN OR 1101/1 & OR 1870/859
FLORA PARKE 2A PB 6/239

LAI TENG H
30520 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0082-0000



BUILDING CHARACTERISTICS	
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 Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	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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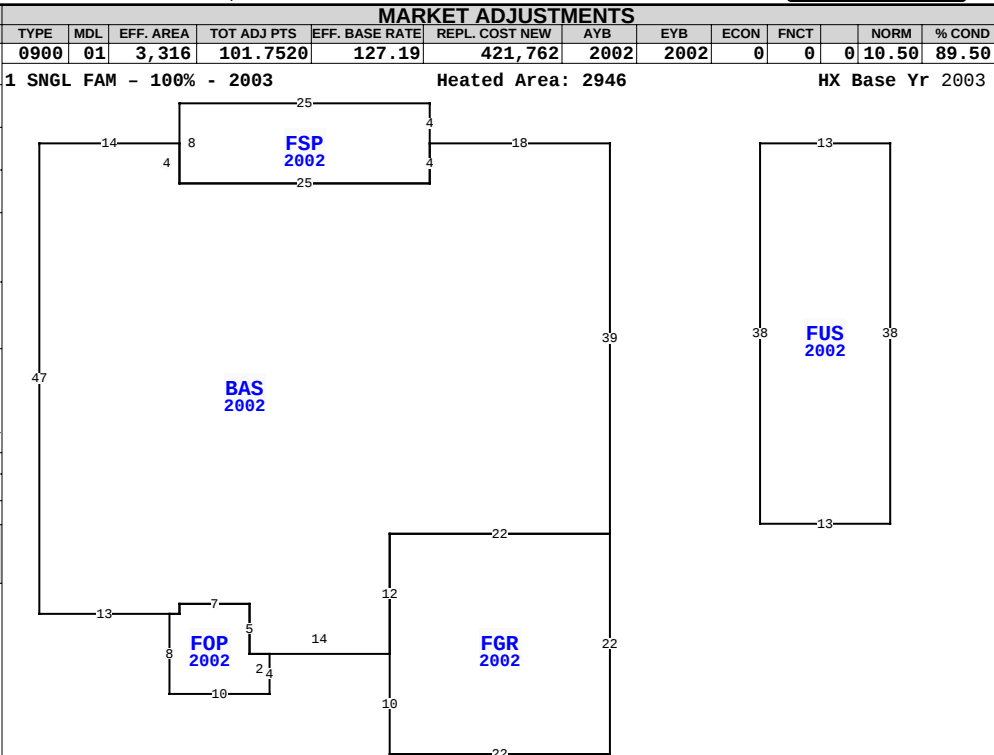
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,452	100	2,452	279,124
FGR	484	55	266	30,281
FOP	79	30	24	2,732
FSP	200	40	80	9,107
FUS	494	100	494	56,235

TOTALS	3,709	3,316	377,477
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EXTRA FEATURES		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	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	953.00	SF	5.20	100	2002	2002	3	82	4,064	

LAND DESCRIPTION		CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	75,000.00	75,000.00	75,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS



30520 FOREST PARKE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			377,477
TOTAL MARKET OB/XF VALUE			7,074
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			459,551
SOH/AGL Deduction			222,470
ASSESSED VALUE			237,081
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			187,081
TOTAL JUST VALUE			459,551
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			432,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209970	NEW CONSTR	198,408	07/01/2002

OFF RECORD		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1870/0859	7/12/2013	QC	U	I	11			74,000

GRANTOR: MARADIAGA BETHZAIDA
GRANTEE: LAI TENG H
1101/0001 12/16/2002 WD Q I 219,900
GRANTOR: SEDA CONSTRUCTION CO
GRANTEE: LAI TENG H & BETHZA

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2002] W18 FSP=[YR=2002] N4 W25 S8 E25 N4 \$ S4 W25 N4 W14 S47 E13 FOP=[YR=2002] S8 E10 N4 W2 N5 W7 S1 W1 \$ E1 N1 E7 S5 E14 FGR=[YR=2002] S10 E22 N22 W22 S12 \$ N12 E22 N39 \$ PTR=E15 FUS=[YR=2002] E13 S38 W13 N38\$ W15\$.	