

LOT 88
IN OR 997/1354
FLORA PARKE 2A PB 6/239

LASKER THOMAS C & CAROLYN H
30594 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0088-0000



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,730	100	2,730	316,298
FGR	483	55	266	30,819
FOP	47	30	14	1,622
FSP	230	40	92	10,660
TOTALS	3,490		3,102	359,398

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	0812	CONCRETE C	0	100	0	0	1,593.00	SF	4.00	4.00	100	2001

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,102	104.1440	130.18	403,818	2001	2001	0	0	0	11.00	89.00
1 SNGL FAM - 100% - 2002 Heated Area: 2730 HX Base Yr 2002												
BLD DATE: 04/08/2024 MLU XF DATE: 04/08/2024 INC DATE: 04/08/2024												

TOTAL OB/XF												
8,073												

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		359,398	
TOTAL MARKET OB/XF VALUE		8,073	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		442,471	
SOH/AGL Deduction		212,686	
ASSESSED VALUE		229,785	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		179,785	
TOTAL JUST VALUE		442,471	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		416,578	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004992	WINDOWS	39,479	03/31/2022
B1802449	REPAIR/RRF	0	04/01/2018
B1226594	REMODEL	5,589	11/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0997/1354	7/13/2001	WD	Q	I		188,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LASKER THOMAS C & C						
0977/0533	3/22/2001	WD	U	V	19	31,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2001] W17 N2 W10 S2 W2 FSP=[YR=2011] N2 W23 S10 E23 N8\$ S8 W23 N5 W14 S48 E14 N8 E10 FOP=[YR=2001] S3 E11 N3 W2 N2 W7 S2 W5\$ E2 N2 E7 S2 E12 FGR=[YR=2001] S23 E21 N23 W21\$ E21 N43\$.												