LOT 92
FLORA PARKE 2A PB 6/239

ZELLER SUSAN W
30656 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

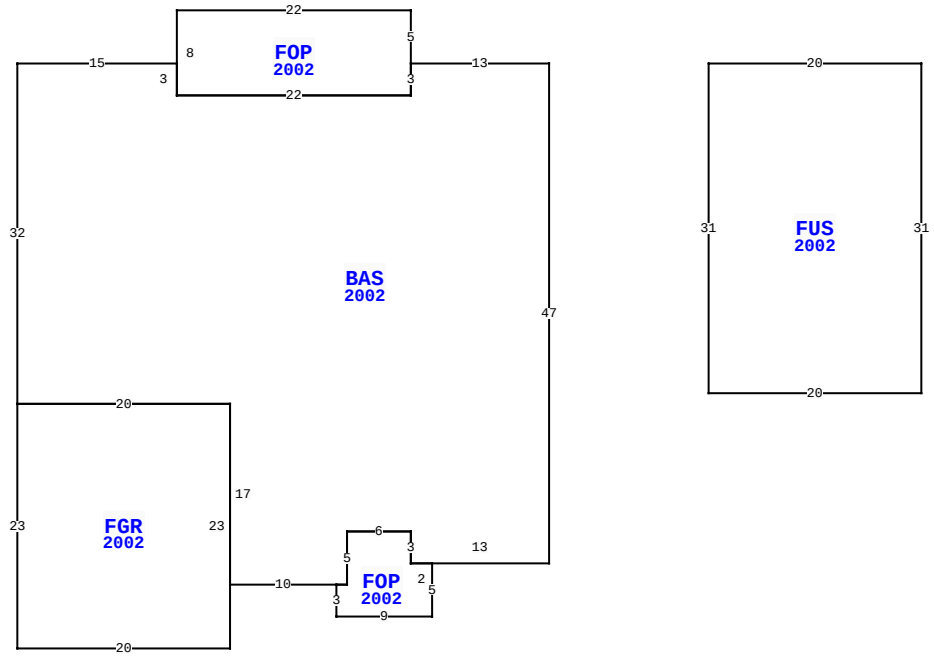
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100	1,988	236,037
FGR	460	55	253	30,039
FOP	61	30	18	2,137
FOP	176	30	53	6,293
FUS	620	100	620	73,613
TOTALS	3,305		2,932	348,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,932	106.1260	132.66	388,959	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2020 Heated Area: 2608 HX Base Yr 2020



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/08/2024 MLU
AG DATE	

30656 FOREST PARKE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		348,118
TOTAL MARKET OB/XF VALUE		6,545
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		429,663
SOH/AGL Deduction		157,223
ASSESSED VALUE		272,440
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		217,440
TOTAL JUST VALUE		429,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2286/1606	7/02/2019	WD	Q	I	01	290,000
GRANTOR: MILLER MICHELLE L & S						
GRANTEE: ZELLER CARL C & SUS						
2192/0060	4/24/2018	WD	U	I	37	220,000
GRANTOR: ARBO STEPHEN P &						
GRANTEE: MILLER MICHELLE L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W13 FOP=[YR=2002] N5 W22 S8 E22 N3 $ S3 W22 N3 W15 S32 FGR=[YR=2002] S23 E20 N23 W20 $ E20 S17 E10 FOP=[YR=2002] S3 E9 N5 W2 N3 W6 S5 W1 $ E1 N5 E6 S3 E13 N47 $ PTR= E15 FUS=[YR=2002] E20 S31 W20 N31 $ W15 $.

EXTRA FEATURES

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	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	2002	2002	3	82	2,661	
3	0478	VF 6 SLAT	0	100	0	0	91.00	LF	15.00	15.00	100	2004	2004	3	64	874	

LAND DESCRIPTION

TOTAL OB/XF 6,545

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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