



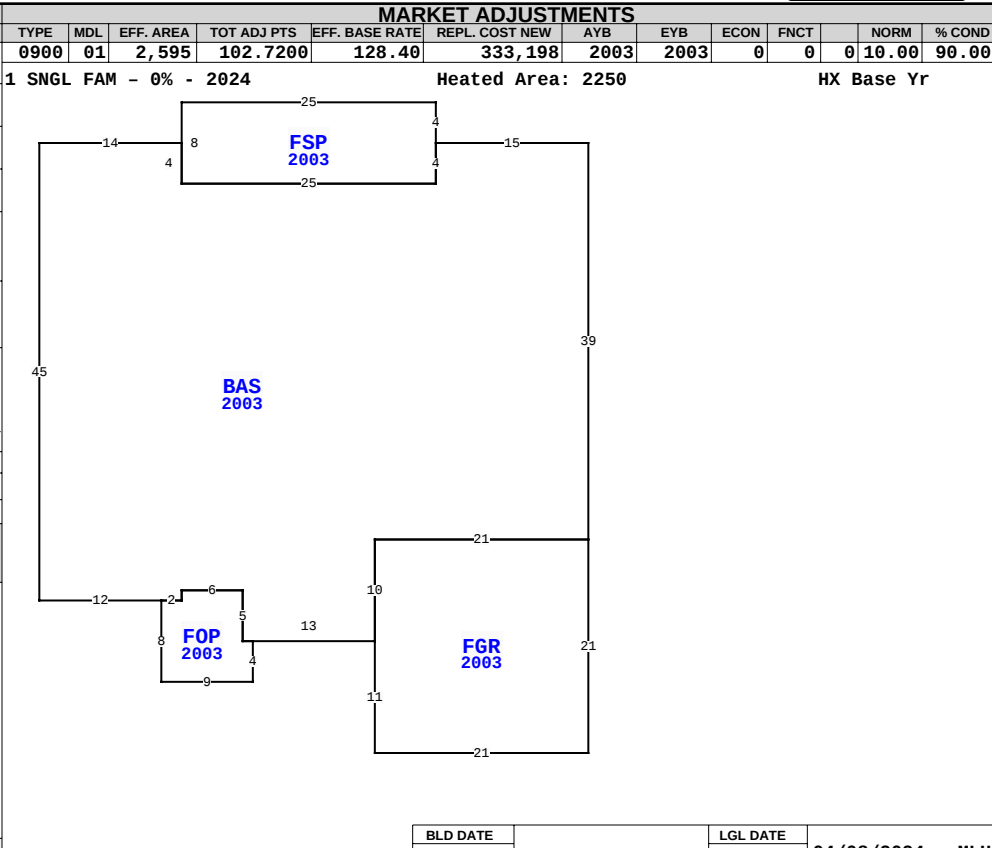
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100	2,250	260,010
FGR	441	55	243	28,081
FOP	74	30	22	2,543
FSP	200	40	80	9,245
TOTALS	2,965		2,595	299,878

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	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0811	CONCRETE B	0	0	0	673.00	SF	5.20	5.20	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	



30461 FOREST PARKE DR, FERNANDINA BEACH											
TOTAL OB/XF 5,950											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 299,878											
TOTAL MARKET OB/XF VALUE 5,950											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 380,828											
SOH/AGL Deduction 0											
ASSESSED VALUE 380,828											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 380,828											
TOTAL JUST VALUE 380,828											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 357,487											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1708177	H/AC	0	12/01/2017
B0310641	NEW CONSTR	165,457	01/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2658/236	7/17/2023	WD	Q	I	01	420,000	
GRANTOR:MCNEILL JOHN V & MARG							
GRANTEE:MENDENHALL LIVING T							
2217/1000	8/06/2018	WD	Q	I	02	275,000	
GRANTOR:KING GEOFFREY D W							
GRANTEE:MCNEILL JOHN V & MA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W15 FSP=[YR=2003] N4 W25 S8 E25 N4\$ S4 W25 N4 W14 S45 E12 FOP=[YR=2003] S8 E9 N4 W1 N5 W6 S1 W2\$ E2 N1 E6 S5 E13 FGR=[YR=2003] S11 E21 N21 W21 S10\$ N10 E21 N39\$.											