



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 80
Interior Floo	11	CLAY TILE 20
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	269,287
FGR	441	55	243	29,083
FOP	82	30	25	2,992
FSP	200	40	80	9,575
TOTALS	2,973		2,598	310,937

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0811	CONCRETE B

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

MARKET ADJUSTMENTS

1 SNGL FAM - 100% - 2020

Heated Area: 2250

HX Base Yr 2020

BLD DATE
XF DATE
INC DATE

30531 FOREST PARKE DR, FERNANDINA BEACH

LGL DATE
LAND DATE
AG DATE

04/08/2024 MLU

TOTAL OB/XF															5,803
L N	OB/XF CODE	DESCRIPTION	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000134	C	SFR	POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				310,937	
TOTAL MARKET OB/XF VALUE				5,803	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				391,740	
SOH/AGL Deduction				228,684	
ASSESSED VALUE				163,056	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				113,056	
TOTAL JUST VALUE				391,740	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				367,876	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001467	REPAIR/RRF	13,600	02/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2321/1689	11/18/2019	SW	U	I	12
GRANTOR: VYSTAR CREDIT UNION					SALE PRICE
GRANTEE: ARMS KATHERINE E					250,000
GRANTOR: CLERK OF COURT					
GRANTEE: VYSTAR CREDIT UNION					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2002] W16 FSP=[YR=2002] N4 W25 S8 E25 N4\$ S4 W25 N4 W13 S45 E11 FOP=[YR=2002] S8 E10 N4 W1 N5 W6 S1 W3\$E3 N1 E6 S5 E13 FGR=[YR=2002] S11 E21 N21 W21 S10\$ N10 E21 N39\$.					