LOT 47
IN OR 2048/458
FLORA PARKE PB 6/137-139

WASIK ROGER W & VERONICA L
30369 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0047-0000

BUILDING CHARACTERISTICS

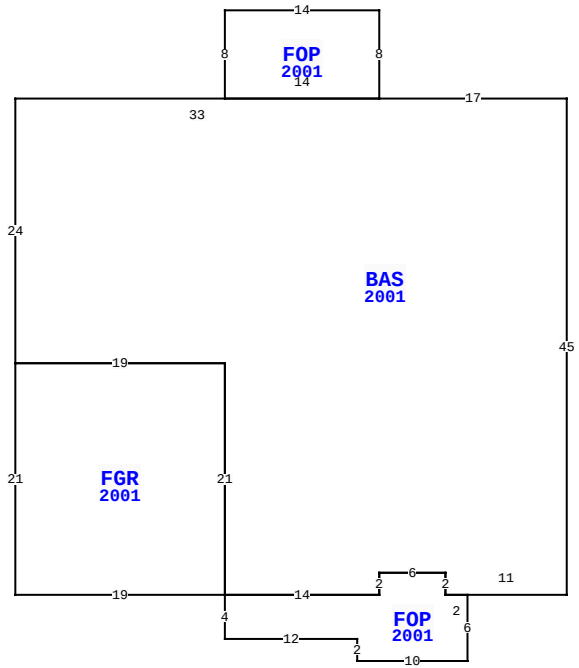
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	2001	1,839	227,380
FGR	399	55	2001	219	27,077
FOP	112	30	2001	34	4,204
FOP	120	30	2001	36	4,452
TOTALS	2,470			2,128	263,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,128	105.8400	139.71	297,303	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2017 Heated Area: 1839 HX Base Yr 2017



30369 FOREST PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,113
TOTAL MARKET OB/XF VALUE		7,765
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		355,878
SOH/AGL Deduction		163,071
ASSESSED VALUE		192,807
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,085
TOTAL JUST VALUE		355,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007184	NEW CONSTR	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2048/0458	5/20/2016	WD	U	I	38	177,000
GRANTOR: CLARK RUSS & MARLYNE						
GRANTEE: WASIK ROGER W & VER						
1358/1768	10/14/2005	WD	Q	I		239,000
GRANTOR: CROSS RALPH C & SHERR						
GRANTEE: CLARK RUSS & MARLYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W17 FOP=[YR=2001] N8 W14 S8 E14 $ W33 S24
FGR=[YR=2001] S21 E19 FOP=[YR=2001] S4 E12 S2 E10 N6 W2 N2
W6 S2 W14 $ N21 W19 $ E19 S21 E14 N2 E6 S2 E11 N45 $.

EXTRA FEATURES

LN	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	0462	ST/AL FNC	0	100	144	4	576.00	SF	10.00	10.00	100	2001	2001	3	28	1,613	
2	0811	CONCRETE B	0	100	0	0	744.00	SF	5.20	5.20	100	2001	2001	3	79	3,056	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	52	156	

LAND DESCRIPTION

TOTAL OB/XF 7,765

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS