

LOT 49
IN OR 1076/804
FLORA PARKE PB 6/137-139

ZERVOS DEAN A & JAMIE D
215 KING ST
ITHACA, NY 14850-3734

2025

25-2N-28-0550-0049-0000



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 70
Interior Floo	11	CLAY TILE 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,242	100	2000	2,242	285,137
FEP	292	80	2001	234	29,760
FGR	420	55	2000	231	29,378
FOP	86	30	2000	26	3,307
PTO	168	5	2019	8	1,017
TOTALS	3,208			2,741	348,600

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	742.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	0	140	0	560.00	SF	10.00	10.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,741	106.4640	140.53	385,193	2000	2005	0	0	9.50	90.50
1 SNGL FAM - 0% - 0 Heated Area: 2242 HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/23/2025 MLU											

30358 FOREST PARKE DR, FERNANDINA BEACH											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			348,600
TOTAL MARKET OB/XF VALUE			4,763
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			438,363
SOH/AGL Deduction			62,699
ASSESSED VALUE			375,664
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			375,664
TOTAL JUST VALUE			438,363
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			412,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018048	ADDITION	8,400	03/01/2001
007347	NEW CONSTR	105,850	07/01/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1076/0804	8/22/2002	WD	Q	I	
GRANTOR: WOODBECK THEODORE M &					
GRANTEE: ZERVOS DEAN A & JAM					
0963/1372	12/22/2000	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION CO					
GRANTEE: WOODBECK THEODORE M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W15 FEP=[YR=2001] N8 W2 PTO=[YR=2019] N8 W21 S8 E21\$ W23 S8 E1 S4 E23 N4 E1 \$ W1 S4 W23N4 W14 S45 E12 FOP=[YR=2000] S9 E10N4 W2 N6 W6 S1 W2 \$ E2 N1 E6 S6 E12 FGR=[YR=2000] S11 E21 N20 W21S9\$ N10 E21 N40 \$.											