LOT 51
FLORA PARKE PB 6/137-139

FLECKHAMMER JAROSLAWA & KARL F JOINT TRUST/FLECKHA
30326 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0051-0000

BUILDING CHARACTERISTICS

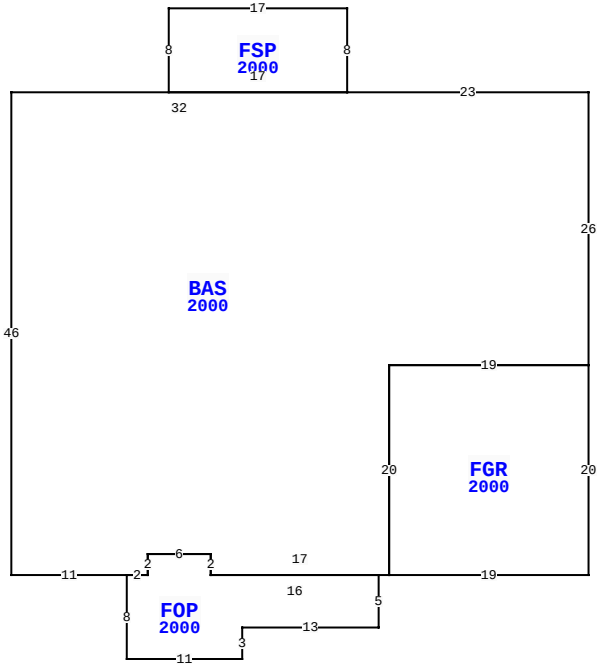
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,138	100	2000	2,138	251,763
FGR	380	55	2000	209	24,611
FOP	165	30	2000	50	5,888
FSP	136	40	2000	54	6,359
TOTALS	2,819			2,451	288,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,451	105.8880	139.77	342,576	2000	2003	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2005 Heated Area: 2138 HX Base Yr 2005



30326 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		288,620
TOTAL MARKET OB/XF VALUE		6,979
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		380,599
SOH/AGL Deduction		192,004
ASSESSED VALUE		188,595
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		132,873
TOTAL JUST VALUE		380,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006793	WINDOWS (4)	5,521	08/01/2020
B1909699	WINDOWS (1)	1,358	11/01/2019
996555	NEW CONSTR	155,017	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2802/1443	7/22/2025	TD	U	I	11	100
GRANTOR: FLECKHAMMER JAROSLAWA						
GRANTEE: FLECKHAMMER JAROSLA						
2508/0443	10/21/2021	TD	U	I	11	100
GRANTOR: FLECKHAMMER JAROSLAWA						
GRANTEE: FLECKHAMMER KARL F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W23 FSP=[YR=2000] N8 W17 S8 E17 $ W32 S46 E11 FOP=[YR=2000] S8 E11 N3 E13 N5 W16 N2 W6 S2 W2 $ E2 N2 E6 S2 E17 FGR=[YR=2000] E19 N20 W19 S20$ N20 E19 N26$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	100	2000	2000	3	77	330	
3	0810	CONCRETE A	0	100	0	0	748.00	SF	6.50	6.50	100	2000	2000	3	77	3,744	

LAND DESCRIPTION

TOTAL OB/XF 6,979

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	000134	C	RES POND	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