

LOT 79
IN OR 1834/580
FLORA PARKE 2A PB 6/239

WALLACE BERNICE
30462 FOREST PARK DR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0079-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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		

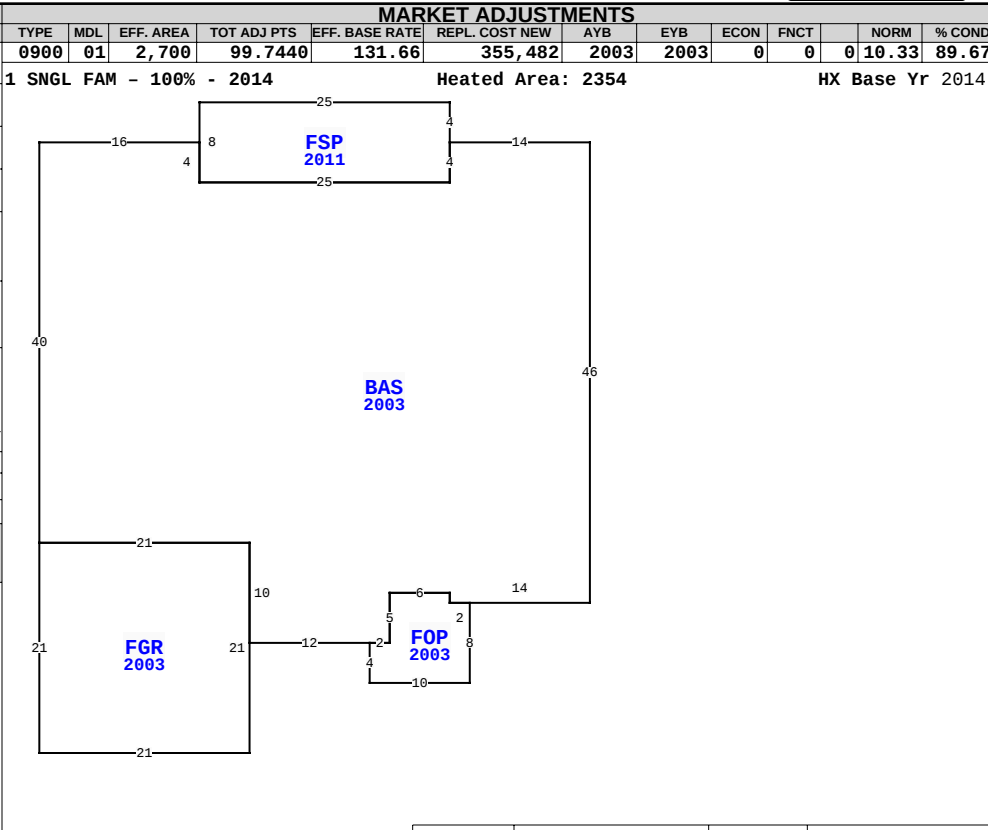
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,354	100	2003	2,354	277,912
FGR	441	55	2003	243	28,688
FOP	78	30	2003	23	2,715
FSP	200	40	2011	80	9,445

TOTALS	3,073			2,700	318,761
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	732.00	SF	5.20
3	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00
4	0911	SCRN RM A	0	100	0	0	984.00	SF	17.50
5	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
7	0855	CONC PAVER	0	100	0	0	984.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE 05/17/2021 BY KWX



30462 FOREST PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/23/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	732.00	SF	5.20	5.20	100	2003	2003	3	82	3,121	
3	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2014	2014	3	85	1,632	
4	0911	SCRN RM A	0	100	0	0	984.00	SF	17.50	17.50	100	2014	2014	3	60	10,332	
5	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2014	2014	3	71	20,278	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2014	2014	3	60	600	
7	0855	CONC PAVER	0	100	0	0	984.00	SF	10.00	10.00	100	2014	2014	3	94	9,250	

TOTAL OB/XF														48,223		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA					
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00						

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY					STANDARD
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE					318,761
TOTAL MARKET OB/XF VALUE					48,223
TOTAL LAND VALUE - MARKET					85,000
TOTAL MARKET VALUE					451,984
SOH/AGL Deduction					199,656
ASSESSED VALUE					252,328
TOTAL EXEMPTION VALUE		HX HB WX			55,722
BASE TAXABLE VALUE					196,606
TOTAL JUST VALUE					451,984
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					429,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429311	SCRNRM	20,178	09/01/2014
B1429020	SWIM POOL	28,000	07/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1834/0580	1/07/2013	WD	Q	I	01	193,000	
GRANTOR: INTEGRATE HOMES LLC							
GRANTEE: WALLACE BERNICE & S							
1817/1879	10/05/2012	CT	U	I	18	131,000	
GRANTOR: CLERK OF COURT							
GRANTEE: INTEGRATE HOMES LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W14 FSP=[YR=2011] N4 W25 S8 E25 N4\$ S4 W25 N4 W16 S40 FGR=[YR=2003] S21 E21 N21 W21\$ E21 S10 E12 FOP=[YR=2003] S4 E10 N8 W2 N1 W6 S5 W2\$ E2 N5 E6 S1 E14 N46\$.									

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