LOT 81
FLORA PARKE 2A PB 6/239

IPPOLITI MARIA E & FRANK R
30504 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0081-0000

BUILDING CHARACTERISTICS

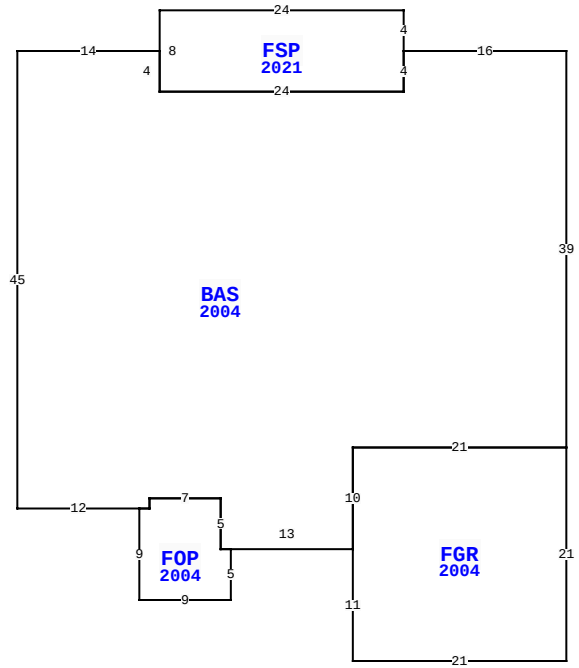
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,253	100	2004	2,253	281,627
FGR	441	55	2004	243	30,375
FOP	84	30	2004	25	3,125
FSP	192	40	2021	77	9,626
TOTALS	2,970			2,598	324,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,598	105.2160	138.89	360,836	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2022 Heated Area: 2253 HX Base Yr 2022



30504 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		324,752
TOTAL MARKET OB/XF VALUE		57,320
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		467,072
SOH/AGL Deduction		90,746
ASSESSED VALUE		376,326
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		325,604
TOTAL JUST VALUE		467,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012446	ADDITION	33,632	08/15/2022
B2110767	SWIM POOL	73,192	08/16/2021
B2002183	REPAIR/RRF	18,000	03/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2470/1899	6/14/2021	WD	Q	I	02	363,500
GRANTOR: FOWLER CHAD W						
GRANTEE: IPPOLITI MARIA E &						
1840/1679	2/13/2013	QC	U	I	11	100
GRANTOR: FOWLER ROBIN						
GRANTEE: FOWLER CHAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 FSP=[YR=2021] N4 W24 S8 E24 N4 $ S4 W24 N4 W14 S45 E12 FOP=[YR=2004] S9 E9 N5 W1 N5 W7 S1 W1$ E1 N1 E7 S5 E13 FGR=[YR=2004] S11 E21 N21 W21 S10$ N10 E21 N39$.

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	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	651.00	SF	5.20	5.20	100	2004	2004	3	83	2,810	
3	0471	VINYL FNC	0	100	0	0	145.00	LF	32.00	32.00	100	2004	2004	3	61	2,830	
4	0911	SCRN RM A	0	100	46	24	1,104.00	SF	17.50	17.50	100	2022	2022	3	93	17,968	
5	0861	POOL GUNIT	0	100	0	0	292.00	SF	85.00	85.00	100	2022	2022	3	95	23,579	
6	0855	CONC PAVER	0	100	0	0	716.00	SF	10.00	10.00	100	2022	2022	3	99	7,088	

LAND DESCRIPTION

TOTAL OB/XF 57,320

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 07/07/2022 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS