LOT 82
IN OR 1101/1 & OR 1870/859
FLORA PARKE 2A PB 6/239

LAI TENG H
30520 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0082-0000

BUILDING CHARACTERISTICS

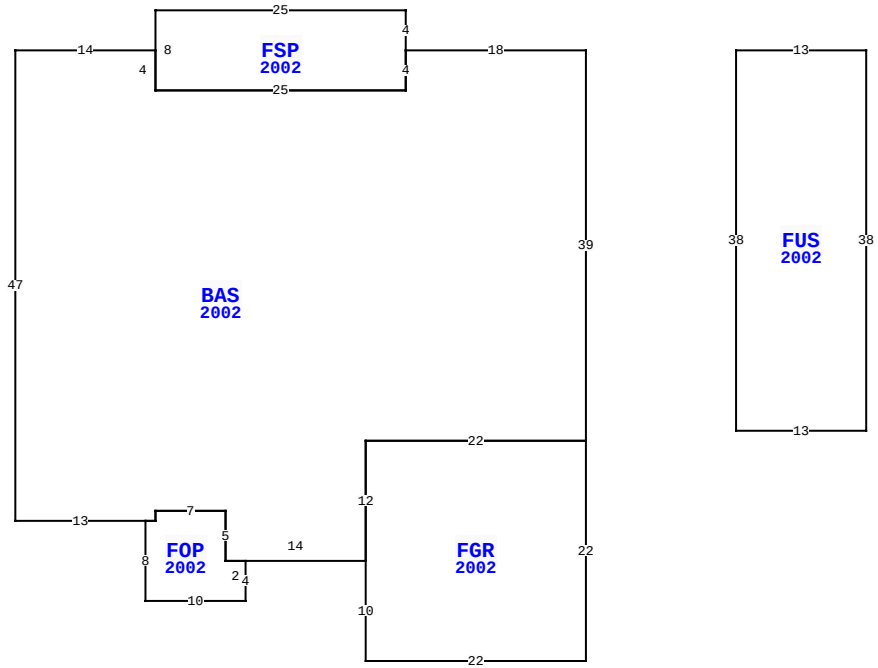
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,452	100	2002	2,452	293,102
FGR	484	55	2002	266	31,796
FOP	79	30	2002	24	2,868
FSP	200	40	2002	80	9,563
FUS	494	100	2002	494	59,051
TOTALS	3,709			3,316	396,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,316	101.7520	134.31	445,372	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2003 Heated Area: 2946 HX Base Yr 2003



30520 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		396,381
TOTAL MARKET OB/XF VALUE		6,939
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		488,320
SOH/AGL Deduction		244,364
ASSESSED VALUE		243,956
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,234
TOTAL JUST VALUE		488,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209970	NEW CONSTR	198,408	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1870/0859	7/12/2013	QC	U	I	11	74,000
GRANTOR: MARADIAGA BETHZAIDA						
GRANTEE: LAI TENG H						
1101/0001	12/16/2002	WD	Q	I		219,900
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: LAI TENG H & BETHZA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 FSP=[YR=2002] N4 W25 S8 E25 N4 $ S4 W25 N4 W14 S47 E13 FOP=[YR=2002] S8 E10 N4 W2 N5 W7 S1 W1 $ E1 N1 E7 S5 E14 FGR=[YR=2002] S10 E22 N22 W22 S12 $ N12 E22 N39 $ PTR=E15 FUS=[YR=2002] E13 S38 W13 N38$ W15$.

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	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	953.00	SF	5.20	5.20	100	2002	2002	3	80	3,964	

LAND DESCRIPTION

TOTAL OB/XF 6,939

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS