LOT 85
FLORA PARKE 2A PB 6/239

WOLFF CATIA & CHRISTOPHER
25 CARMINE DR
MAHOPAC, NY 10541

2025

25-2N-28-0550-0085-0000

BUILDING CHARACTERISTICS

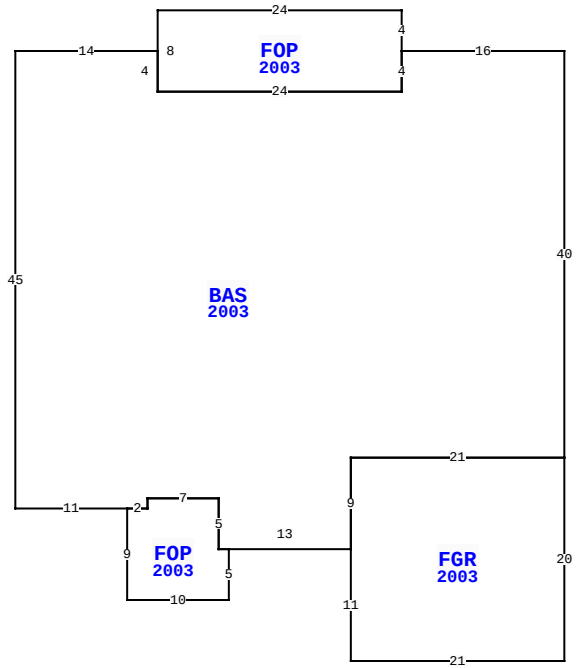
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,274	100	2003	2,274	302,781
FGR	420	55	2003	231	30,758
FOP	93	30	2003	28	3,729
FOP	192	30	2003	58	7,723
TOTALS	2,979			2,591	344,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,591	112.7040	148.77	385,463	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2020 Heated Area: 2274 HX Base Yr 2020



30564 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		344,989
TOTAL MARKET OB/XF VALUE		26,245
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		456,234
SOH/AGL Deduction		160,642
ASSESSED VALUE		295,592
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		244,870
TOTAL JUST VALUE		456,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24861	ELEC OTHER	0	03/01/2012
B0310843	NEW CONSTR	165,357	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2794/697	6/12/2025	WD	Q	I	01	565,000
GRANTOR: ROBSON MATTHEW G & LI						
GRANTEE: WOLFF CATIA & CHRIS						
2302/1150	9/09/2019	WD	Q	I	02	360,000
GRANTOR: DEKEULENAERE DAVID &						
GRANTEE: ROBSON MATTHEW G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 FOP=[YR=2003] N4 W24 S8 E24 N4$ S4 W24 N4 W14 S45 E11 FOP=[YR=2003] S9 E10 N5 W1 N5 W7 S1 W2$ E2 N1 E7 S5 E13 FGR=[YR=2003] S11 E21 N20 W21 S9$ N9 E21 N40 $.

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	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20	100	2003	2003	3	82	2,797	
3	0911	SCRN RM A	0	100	40	30	1,200.00	SF	17.50	17.50	100	2003	2003	3	20	4,200	
4	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2003	2003	3	29	8,628	
5	0845	KOOL DECK	0	100	0	0	850.00	SF	7.25	7.25	100	2003	2003	3	82	5,053	
6	0476	VF 6 SBPL	0	100	0	0	131.00	LF	32.00	32.00	100	2004	2004	3	61	2,557	

LAND DESCRIPTION

TOTAL OB/XF 26,245

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 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