



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

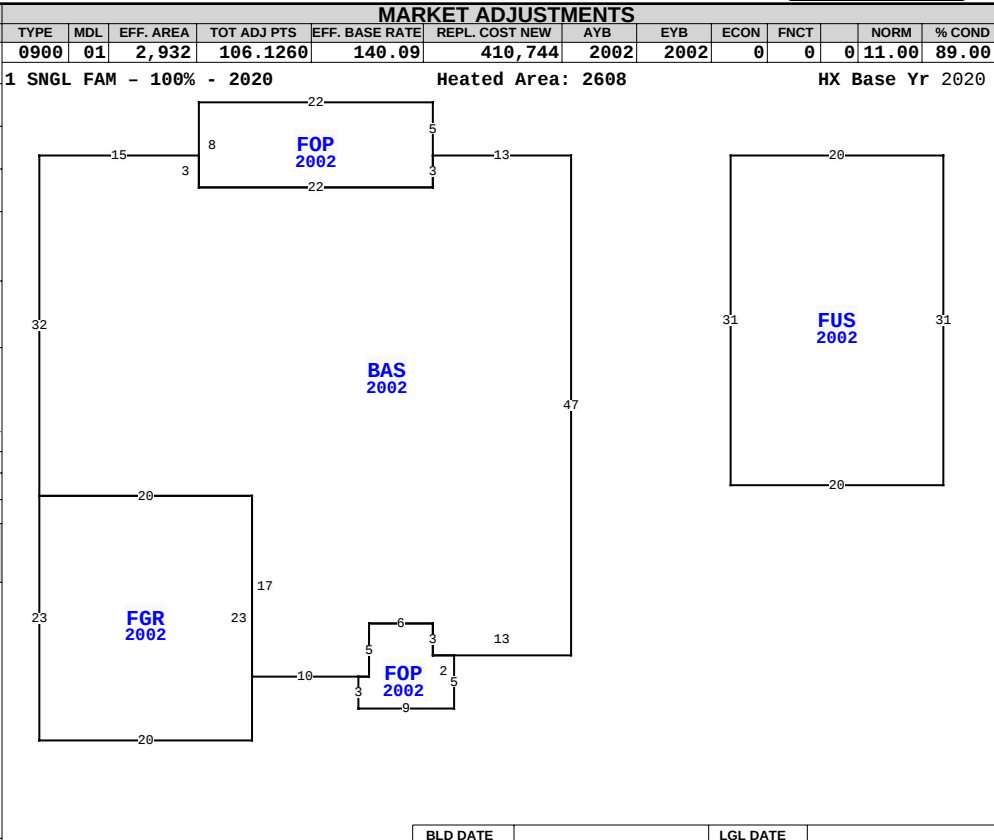
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100	2002	1,988	247,864
FGR	460	55	2002	253	31,544
FOP	61	30	2002	18	2,245
FOP	176	30	2002	53	6,608
FUS	620	100	2002	620	77,302

TOTALS	3,305			2,932	365,562
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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	624.00	SF	5.20
3	0478	VF 6 SLAT	0	100	0	0	91.00	LF	15.00



30656 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	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	100	2002	2002	3	80	2,596	
3	0478	VF 6 SLAT	0	100	0	0	91.00	LF	15.00	15.00	100	2004	2004	3	61	833	

LAND DESCRIPTION										TOTAL OB/XF 6,404							
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4			
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										365,562			
TOTAL MARKET OB/XF VALUE										6,404			
TOTAL LAND VALUE - MARKET										85,000			
TOTAL MARKET VALUE										456,966			
SOH/AGL Deduction										176,625			
ASSESSED VALUE										280,341			
TOTAL EXEMPTION VALUE										55,722			
BASE TAXABLE VALUE										224,619			
TOTAL JUST VALUE										456,966			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										429,663			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2286/1606	7/02/2019	WD	Q	I	01	290,000	
GRANTOR: MILLER MICHELLE L & S							
GRANTEE: ZELLER CARL C & SUS							
2192/0060	4/24/2018	WD	U	I	37	220,000	
GRANTOR: ARBO STEPHEN P &							
GRANTEE: MILLER MICHELLE L &							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2002] W13 FOP=[YR=2002] N5 W22 S8 E22 N3 \$ S3 W22 N3 W15 S32 FGR=[YR=2002] S23 E20 N23 W20 \$ E20 S17 E10 FOP=[YR=2002] S3 E9 N5 W2 N3 W6 S5 W1 \$ E1 N5 E6 S3 E13 N47 \$ PTR= E15 FUS=[YR=2002] E20 S31 W20 N31 \$ W15 \$.									