



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	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	2,250	100	2002	2,250	278,128
FGR	441	55	2002	243	30,038
FOP	82	30	2002	25	3,090
FSP	200	40	2002	80	9,889
TOTALS	2,973			2,598	321,144

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	2002	2002	0	0	0 11.00	89.00
1 SNGL FAM - 100% - 2020 Heated Area: 2250 HX Base Yr 2020											
30531 FOREST PARKE DR, FERNANDINA BEACH											
BLD DATE: 04/23/2025 MLU											

TOTALS										2,975	322,144	30531 FOREST PARKE DR, FERNANDINA BEACH										AC DATE		LAND DATE		04/23/2025	MLC
																						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	655.00		SF	5.20	5.20		100	2002	2002	3	80	2,725									