LOT 108
IN OR 2076/1284
FLORA PARKE 2A PB 6/239

PIONE ROBERT S LVG TRUST/PIONE ROBERT S TRUSTEE
30547 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0108-0000

BUILDING CHARACTERISTICS

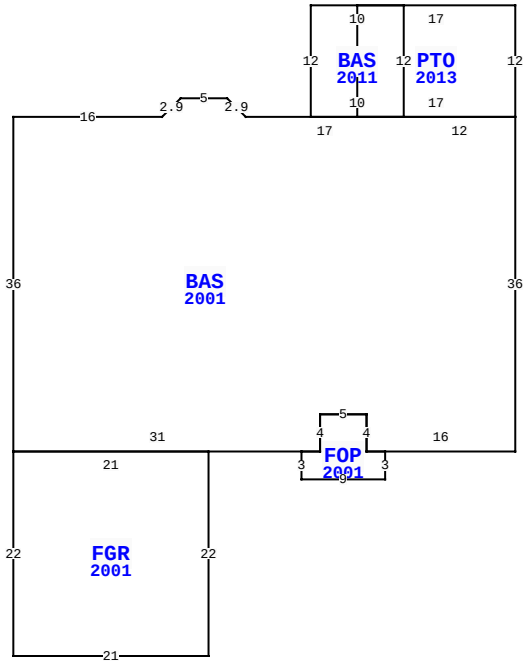
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,938	100	2001	1,938	232,599
BAS	120	100	2011	120	14,402
FGR	462	55	2001	254	30,485
FOP	47	30	2001	14	1,680
PTO	204	5	2013	10	1,200
TOTALS	2,771			2,336	280,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,336	102.5080	135.31	316,084	2001	2001	0	0	0	11.30	88.70

1 SNGL FAM – 100% - 2017 Heated Area: 2058 HX Base Yr 2017



30547 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		280,367
TOTAL MARKET OB/XF VALUE		8,650
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		374,017
SOH/AGL Deduction		146,403
ASSESSED VALUE		227,614
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		171,892
TOTAL JUST VALUE		374,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327322	ADDITION	4,184	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2076/1284	10/05/2016	WD	Q	I	01	225,000
GRANTOR: HUMPHRIES DON ALLAN						
GRANTEE: ROBERT S PIONE REVO						
1793/1191	5/16/2012	WD	Q	I	02	156,000
GRANTOR: WYCKOFF RAYMOND W TRU						
GRANTEE: HUMPHRIES DON ALLAN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] N12 W17 S12 E17$ BAS=[YR=2001] W12
BAS=[YR=2011] N12W10 S12 E10 $ W17 U2 L2 W5 D2 L2 W16 S36
FGR=[YR=2001] S22 E21 N22 W21$ E31 FOP=[YR=2001] S3 E9 N3 W2
N4 W5S4 W2$ E2 N4 E5 S4 E16 N36$.

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	2001	2001	3	84	2,940	
2	0811	CONCRETE B	0	100	0	0	912.00	SF	5.20	5.20	100	2001	2001	3	79	3,746	
3	0911	SCRN RM A	0	100	12	17	204.00	SF	17.50	17.50	100	2013	2013	3	55	1,964	

LAND DESCRIPTION

TOTAL OB/XF 8,650

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	000134	C	RES POND	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