



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

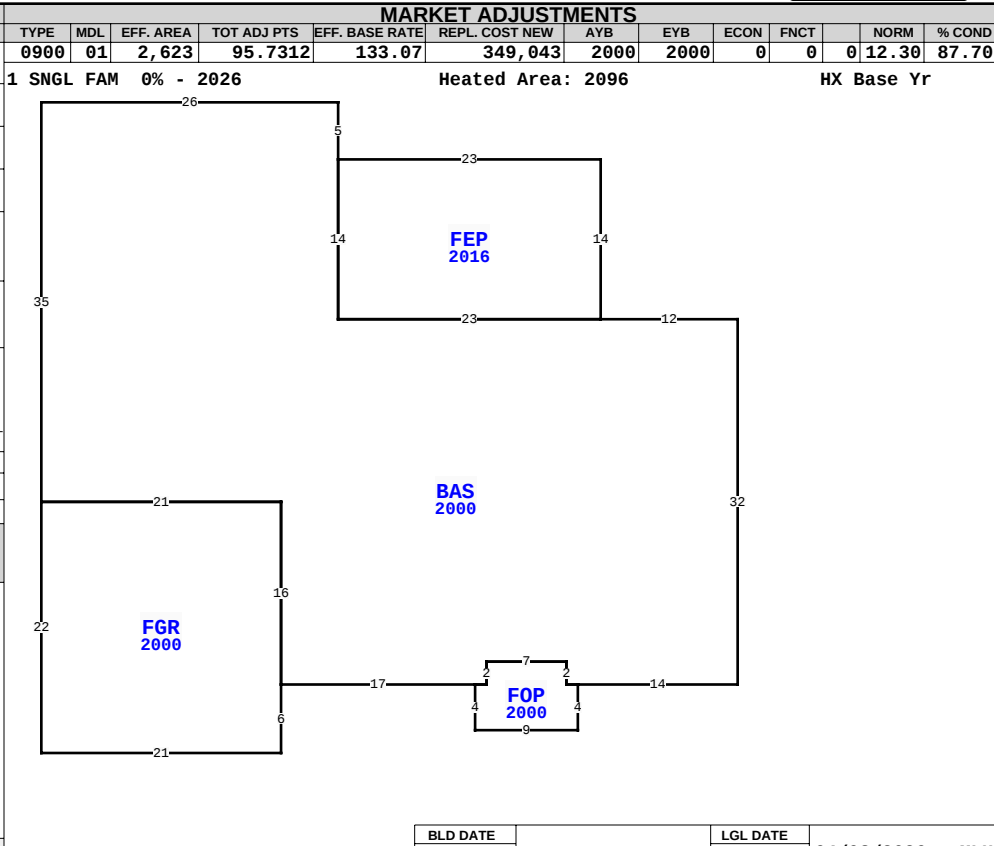
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,096	100	2000	2,096	244,608
FEP	322	80	2016	258	30,109
FGR	462	55	2000	254	29,643
FOP	50	30	2000	15	1,750
TOTALS	2,930			2,623	306,111

EXTRA FEATURES		
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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
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
4	0911	SCRN RM A	0	0	0	0	755.00	SF	18.00	18.00	100	2021	2021	3	86	11,687	
5	0860	POOL/SPA	0	0	20	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000134	C	RES POND	0	

REVIEW DATE	01/01/2023	BY	CD
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30372 FOREST PARKE DR, FERNANDINA BEACH, FL 32034	BLD DATE		LGL DATE	04/08/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF																	64,522
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TOTAL OB/XF																	64,522
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Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,111
TOTAL MARKET OB/XF VALUE		64,522
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		455,633
SOH/AGL Deduction		0
ASSESSED VALUE		455,633
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		455,633
TOTAL JUST VALUE		455,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007188	SWIM POOL	40,660	09/01/2020
B26255	REMODEL	3,491	07/01/2012
996556	NEW CONSTR	121,000	11/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2844/1418	2/02/2026	WD	Q	I	01	532,500
GRANTOR: GREGORY STEVEN E & AN						
GRANTEE: DROSKY NANCY L & WA						
2642/1617	5/22/2023	WD	Q	I	02	524,100
GRANTOR: PERRY MATTHEW RYAN &						
GRANTEE: GREGORY STEVEN E &						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2000;ORIG=0,0] W12 W23 N14 N5 W26 S35 E21 S16 E17 E1 N2 E7 S2 E1 E14 N32 \$		
FGR=[YR=2000;ORIG=-61,16] S22 E21 N6 N16 W21 \$		
FEP=[YR=2016;ORIG=-12,0] N14 W23 S14 E23 \$		
FOP=[YR=2000;ORIG=-23,32] S4 E9 N4 W1 N2 W7 S2 W1 \$		