LOT 75
FLORA PARKE 2A PB 6/239

MEYER KRISTINE L L/E/FAY KENNETH M L/E
30408 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0075-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

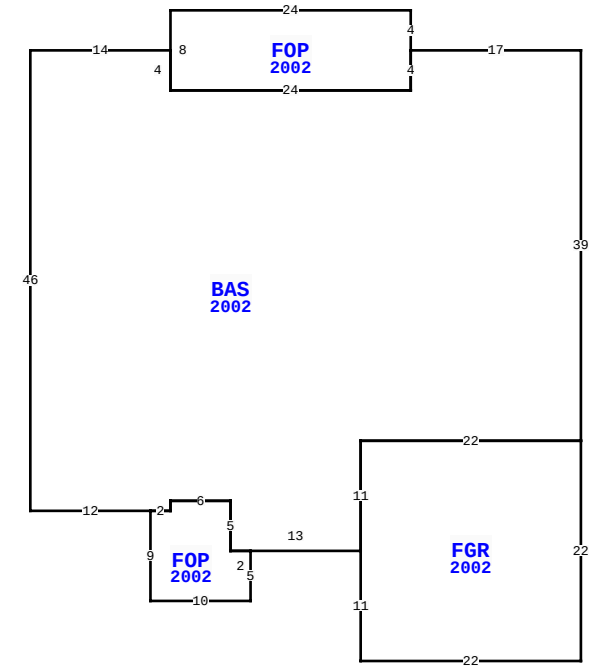
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,326	100	2002	2,326	275,068
FGR	484	55	2002	266	31,457
FOP	88	30	2002	26	3,075
FOP	192	30	2002	58	6,859
TOTALS	3,090			2,676	316,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,676	102.8160	142.91	382,427	2002	2002	0	0	0	17.25	82.75

1 SNGL FAM 100% - 2016 Heated Area: 2326 HX Base Yr 2016



30408 FOREST PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,458
TOTAL MARKET OB/XF VALUE		61,606
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		463,064
SOH/AGL Deduction		153,943
ASSESSED VALUE		309,121
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		257,710
TOTAL JUST VALUE		463,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707006	SCRN ENCLSRE	9,786	08/04/2017
B0209627	SWIM POOL	4,250	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2870/0136	5/20/2026	LE	U	I	11	100
GRANTOR: MEYER KRISTINE L L/E						
GRANTEE: FAY & MEYER TRUST						
2526/1130	12/29/2021	LE	U	I	11	100
GRANTOR: MEYER KRISTINE L & KE						
GRANTEE: ALLEN JAMES & ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W17 FOP=[YR=2002] N4 W24 S8 E24 N4$ S4 W24 N4 W14 S46 E12 FOP=[YR=2002] S9 E10 N5 W2 N5 W6 S1 W2$ E2 N1 E6 S5 E13 FGR=[YR=2002] S11 E22 N22 W22 S11$ N11 E22 N39$.

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	2002	2002	3	84	2,940	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500	
5	0911	SCRN RM A	0	100	0	0	1,283.00	SF	18.00	18.00	100	2017	2017	3	70	16,166	

LAND DESCRIPTION

TOTAL OB/XF 61,606

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 07/09/2026 BY SYS