

LOT 79
IN OR 1834/580
FLORA PARKE 2A PB 6/239

WALLACE BERNICE
30462 FOREST PARK DR
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0079-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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	2,354	100	2003	2,354	261,921
FGR	441	55	2003	243	27,038
FOP	78	30	2003	23	2,559
FSP	200	40	2011	80	8,901
TOTALS	3,073			2,700	300,419

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0911	SCRN RM A	0	100	0	0	984.00	SF	18.00
5	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,700	89.7696	124.78	336,906	2003	2003	0	0
1 SNGL FAM 100% - 2014 Heated Area: 2354 HX Base Yr 2014									
30462 FOREST PARKE DR, FERNANDINA BEACH									
BLD DATE: 04/23/2025 MLU									

TOTAL OB/XF									
66,717									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 300,419									
TOTAL MARKET OB/XF VALUE 66,717									
TOTAL LAND VALUE - MARKET 85,000									
TOTAL MARKET VALUE 452,136									
SOH/AGL Deduction 192,995									
ASSESSED VALUE 259,141									
TOTAL EXEMPTION VALUE 56,411									
BASE TAXABLE VALUE 202,730									
TOTAL JUST VALUE 452,136									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 451,984									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429311	SCRNRM	20,178	09/01/2014
B1429020	SWIM POOL	28,000	07/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1834/0580	1/07/2013	WD	Q	I	01	193,000
GRANTOR: INTEGRATE HOMES LLC						
GRANTEE: WALLACE BERNICE & S						
1817/1879	10/05/2012	CT	U	I	18	131,000
GRANTOR: CLERK OF COURT						
GRANTEE: INTEGRATE HOMES LLC						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2003] W14 FSP=[YR=2011] N4 W25 S8 E25 N4\$ S4 W25 N4 W16 S40 FGR=[YR=2003] S21 E21 N21 W21\$ E21 S10 E12 FOP=[YR=2003] S4 E10 N8 W2 N1 W6 S5 W2\$ E2 N5 E6 S1 E14 N46\$									