LOT 80
FLORA PARKE 2A PB 6/239

FLEEMAN ANDREW RUSLAN
30476 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

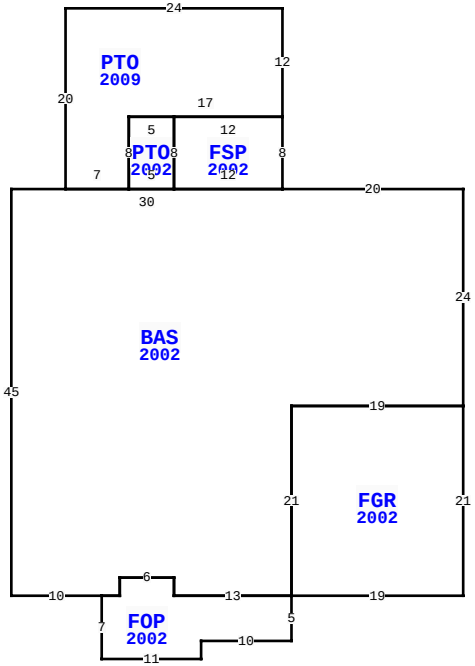
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,839	100	2002	1,839	225,866
FGR	399	55	2002	219	26,898
FOP	139	30	2002	42	5,159
FSP	96	40	2002	38	4,667
PTO	40	5	2002	2	246
PTO	344	5	2009	17	2,088
TOTALS	2,857			2,157	264,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,157	99.8424	138.78	299,348	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2025 Heated Area: 1839 HX Base Yr 2025



30476 FOREST PARKE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,923
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		352,863
SOH/AGL Deduction		0
ASSESSED VALUE		352,863
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		301,452
TOTAL JUST VALUE		352,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2748/1150	11/05/2024	WD	Q	I	01	385,000
GRANTOR: BARNARD ALEXANDER THO						
GRANTEE: FLEEMAN ANDREW RUSL						
2351/0114	2/07/2020	WD	Q	I	01	235,600
GRANTOR: VAN LENNEP HECTOR T &						
GRANTEE: BARNARD ALEXANDER T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W20 FSP=[YR=2002] N8PTO=[YR=2009] N12 W24 S20 E7 N8 E17 $ W12 PTO=[YR=2002] W5 S8 E5 N8$ S8 E12$ W30 S45 E10 FOP=[YR=2002] S7 E11 N2 E10 N5 W13 N2 W6 S2 W2$ E2 N2 E6 S2 E13 FGR=[YR=2002] E19 N21 W19 S21$ N21 E19 N24$.

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	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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	000100	C	RES	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS