



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 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	2,274	100	2003	2,274	285,344
FGR	420	55	2003	231	28,986
FOP	93	30	2003	28	3,514
FOP	192	30	2003	58	7,278
TOTALS	2,979			2,591	325,121

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	0	40	30	1,200.00	SF	18.00
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		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		NORM	% COND	
0900	01	2,591	101.4336	140.99	365,305	2003	2003	0	0	0	11.00	89.00	
1 SNGL FAM 0% - 2026 Heated Area: 2274 HX Base Yr													
30564 FOREST PARKE DR, FERNANDINA BEACH													
BLD DATE 04/23/2025 MLU													

TOTAL OB/XF													
49,795													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		325,121	
TOTAL MARKET OB/XF VALUE		49,795	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		459,916	
SOH/AGL Deduction		0	
ASSESSED VALUE		459,916	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		459,916	
TOTAL JUST VALUE		459,916	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		456,234	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24861	ELEC OTHER	0	03/01/2012
B0310843	NEW CONSTR	165,357	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2794/697	6/12/2025	WD	Q	I	01
GRANTOR: ROBSON MATTHEW G & LI					
GRANTEE: WOLFF CATIA & CHRIS					
2302/1150	9/09/2019	WD	Q	I	02
GRANTOR: DEKEULENAERE DAVID &					
GRANTEE: ROBSON MATTHEW G &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W16 FOP=[YR=2003] N4 W24 S8 E24 N4\$ S4 W24 N4 W14 S45 E11 FOP=[YR=2003] S9 E10 N5 W1 N5 W7 S1 W2\$ E2 N1 E7 S5 E13 FGR=[YR=2003] S11 E21 N20 W21 S9\$ N9 E21 N40 \$.									