



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										CONSTRUCTION									
Exterior Wall										16 WD FR STUC 100										0900 01 2,214 99.5778 138.41 306,440 2003 2003 0 0 0 11.00 89.00									
Roof Structur										03 GABLE/HIP 100										1 SNGL FAM 0% - 0									
Roof Cover										03 COMP SHNGL 100										Heated Area: 1931 HX Base Yr									
Interior Wall										05 DRYWALL 100																			
Interior Floo										14 CARPET 70																			
Interior Floo										11 CLAY TILE 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										1,931 100 2003										1,931 237,870									
FGR										441 55 2003										243 29,934									
FOP										38 30 2003										11 1,355									
FOP										96 30 2003										29 3,572									
TOTALS										2,506										2,214 272,732									
EXTRA FEATURES										30628 FOREST PARKE DR, FERNANDINA BEACH										BLD DATE XF DATE INC DATE									
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										LGL DATE LAND DATE AG DATE									
04/08/2026										MLU																			
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=2003] W19 FOP=[YR=2003] N8 W12 S8 E12\$ W14 U2 L2 W4 D2 L2 W15 S31 FGR=[YR=2003] S21 E21 N21 W21\$ E21 S3 E11 FOP=[YR=2003] S2 E7 N6 W6 S4 W1\$ E1 N4 E6 S10 E17 N40\$.																													
LAND DESCRIPTION										TOTAL OB/XF										2,975									
L N										USE CODE										CLS									
LAND USE DESCRIPTION										CAP										R D									
LOC ZONE										FRONT										DEPTH									
TOT LND UTS										UNIT TYPE										D T									
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									
0										PUD										0.00 0.00									
1.00										LT										1.00 1.00									
1.00										1.00										85,000.00									
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																													