

LOT 100
IN OR 2052/1513
FLORA PARKE 2A PB 6/239

LARDIE KERRY BRETT & MERILEE LYNN
30435 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0100-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,367	100	2002	1,367	158,500
FGR	418	55	2002	230	26,668
FOP	40	30	2002	12	1,391
FUS	1,294	100	2002	1,294	150,037
PTO	304	5	2002	15	1,739

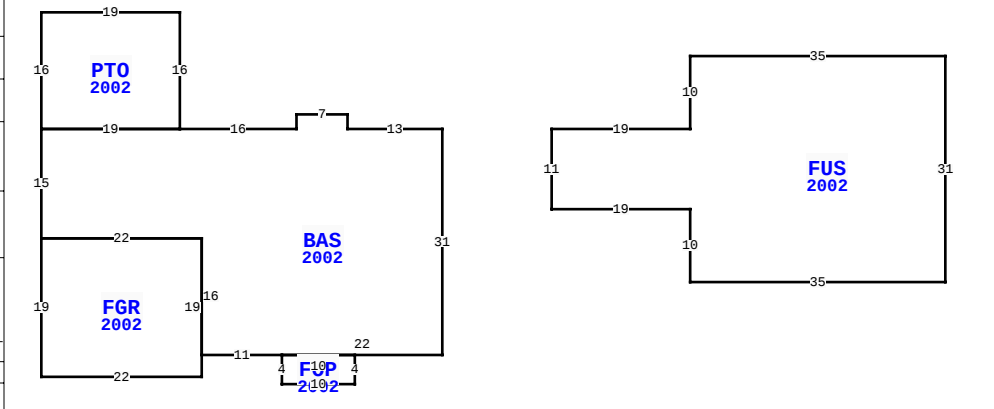
TOTALS	3,423			2,918	338,335
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	1076	TRELLIS A	0	100	0	0	180.00	SF	7.50
5	1076	TRELLIS A	0	100	16	19	304.00	SF	7.50

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

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,918	95.9364	133.35	389,115	2002	2002	0	0	13.05	86.95
1 SNGL FAM			100% - 2019			Heated Area: 2661			HX Base Yr 2019		



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025
INC DATE		AG DATE	MLU

30435 FOREST PARKE DR, FERNANDINA BEACH

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
4	1076	TRELLIS A	0	100	0	0	180.00	SF	7.50	7.50	100	2008	2008	3	85	1,148	
5	1076	TRELLIS A	0	100	16	19	304.00	SF	7.50	7.50	100	2008	2008	3	85	1,938	

TOTAL OB/XF										6,026							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres:	0.00	Total Land Value:	85,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				338,335	
TOTAL MARKET OB/XF VALUE				6,026	
TOTAL LAND VALUE - MARKET				85,000	
TOTAL MARKET VALUE				429,361	
SOH/AGL Deduction				137,860	
ASSESSED VALUE				291,501	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				240,090	
TOTAL JUST VALUE				429,361	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				457,322	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226624	REMODEL	2,429	11/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2052/1513	6/10/2016	WD	Q	I	01	299,500	
GRANTOR: HARRIS WILLIAM F JR &							
GRANTEE: LARDIE KERRY BRETT							
1041/1508	3/06/2002	WD	Q	I		185,400	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: HARRIS WILLIAM JR &							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2002] W13 N2 W7 S2 W16 PTO=[YR=2002] N16 W19 S16 E19 \$ W19 S15 FGR=[YR=2002] S19 E22 N19 W22 \$ E22 S16 E11 FOP=[YR=2002] S4 E10 N4 W10 \$ E22 N31 \$ PTR= E15 FUS=[YR=2002] E19 N10 E35 S31 W35 N10 W19 N11 \$ W15 \$.							