



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

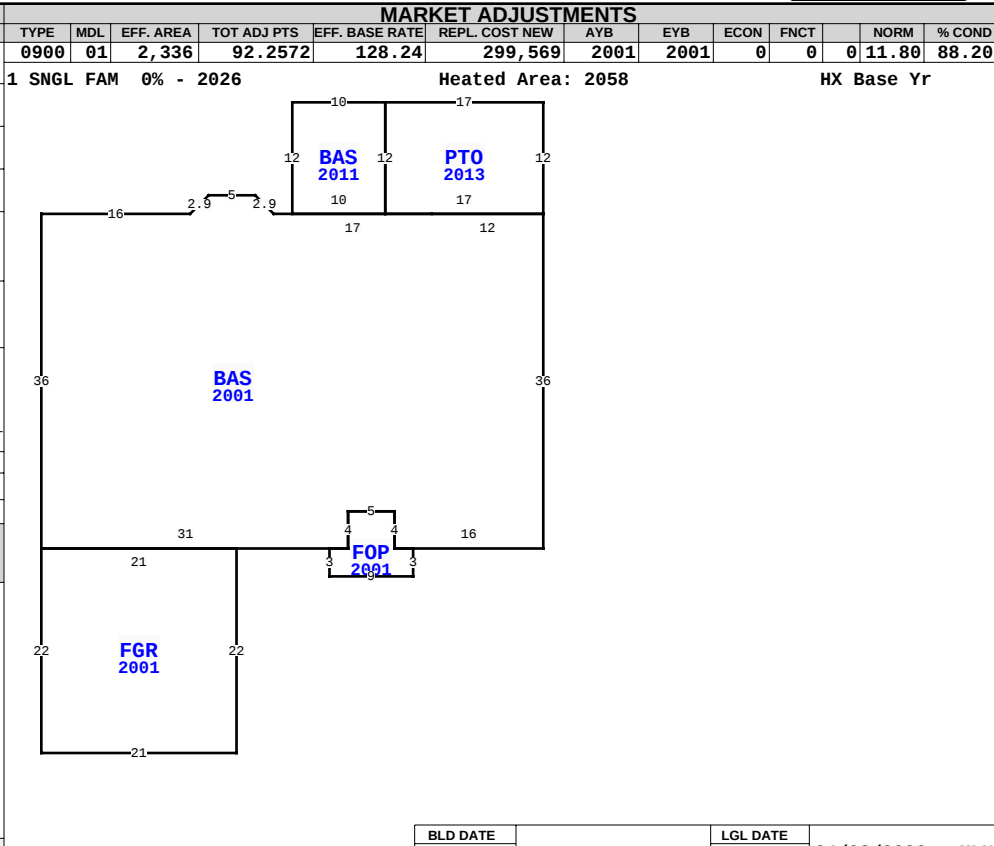
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

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	1,938	100	2001	1,938	219,203
BAS	120	100	2011	120	13,573
FGR	462	55	2001	254	28,729
FOP	47	30	2001	14	1,583
PTO	204	5	2013	10	1,131
TOTALS	2,771			2,336	264,220

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	12	17	204.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00



30547 FOREST PARKE DR, FERNANDINA BEACH, FL 32034									
BLD DATE: 04/08/2026 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			264,220
TOTAL MARKET OB/XF VALUE			4,741
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			353,961
SOH/AGL Deduction			0
ASSESSED VALUE			353,961
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			353,961
TOTAL JUST VALUE			353,961
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			374,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327322	ADDITION	4,184	06/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2850/660	3/02/2026	WD	Q	I	01	395,000
GRANTOR: DUVAL HOME BUYERS LLC						
GRANTEE: COX PETER THOMAS						
2836/16	12/15/2025	WD	U	I	37	280,000
GRANTOR: PIONE ROBERT S LVG TR						
GRANTEE: DUVAL HOME BUYERS L						

BUILDING NOTES									
BAS=[YR=2001;ORIG=0,0] W12 W17 U2L2 W5 D2L2 W16 S36 E31 E2 N4 E5 S4 E16 N36 \$									
FGR=[YR=2001;ORIG=-54,36] S22 E21 N22 W21 \$									
PTO=[YR=2013;ORIG=0,0] N12 W17 S12 E17 \$									
BAS=[YR=2011;ORIG=-17,0] N12 W10 S12 E10 \$									
FOP=[YR=2001;ORIG=-23,36] S3 E9 N3 W2 N4 W5 S4 W2 \$									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00