

LOT 73
IN OR 1123/32
FLORA PARKE 2A PB 6/239

MOONEY DONALD J JR & JULIE B
30384 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0073-0000



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 80
Interior Floo	11	CLAY TILE 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

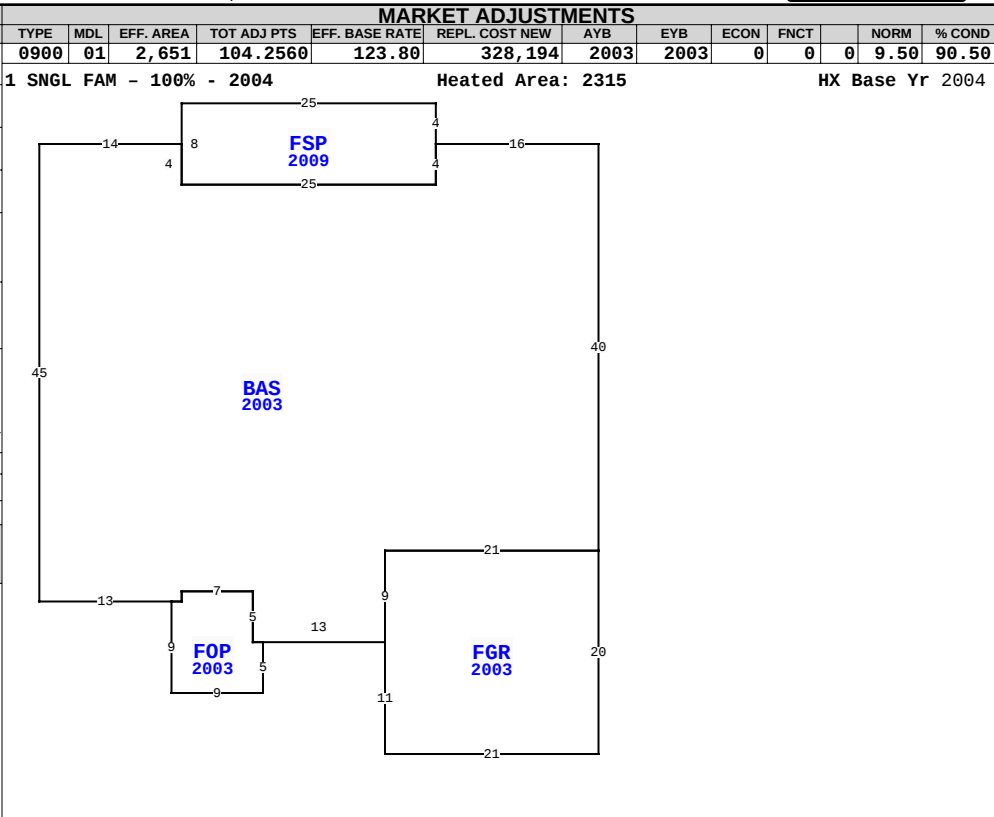
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,315	100	2,315	259,370
FGR	420	55	231	25,881
FOP	84	30	25	2,801
FSP	200	40	80	8,963

TOTALS	3,019		2,651	297,016
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	657.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE 05/08/2020 BY KWA



30384 FOREST PARKE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/22/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
5,950											

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Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	297,016		
TOTAL MARKET OB/XF VALUE	5,950		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	367,966		
SOH/AGL Deduction	170,025		
ASSESSED VALUE	197,941		
TOTAL EXEMPTION VALUE	HX HB VX		
BASE TAXABLE VALUE	142,941		
TOTAL JUST VALUE	367,966		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	297,438		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801400	REPAIR/RRF	14,000	02/01/2018
B0210248	NEW CONSTR	165,357	09/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1123/0032	3/20/2003	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: MOONEY DONALD JR &					
1077/0708	8/27/2002	WD	U	V	19
GRANTOR: FLORA PARKE DEVELOPME					156,200
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W16 FSP=[YR=2009] N4 W25 S8 E25 N4\$ S4 W25 N4 W14 S45 E13 FOP=[YR=2003] S9 E9 N5 W1 N5 W7 S1 W1\$ E1 N1 E7 S5 E13 FGR=[YR=2003] S11 E21 N20 W21 S9\$ N9 E21 N40 \$.											

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