

BALDWIN RICHARD C & SARAH M
30422 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

25-2N-28-0550-0076-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

090001WD FR STUC 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 80
Interior Floo08SHT VINYL 20
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories0 0 100

Units0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4041.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS2,2451002,245245,091

FGR4415524326,529

FOP7930242,621

FSP3254013014,192

TOTALS3,0902,642288,433

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UTF3,500.003,500.00100200120013863,010

20811CONCRETE B010000682.00SF5.205.20100200120013822,908

30476VF 6 SBPL010000240.00LF32.0032.00100200320033644,915

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPH FACT% COND TOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE01/06/2023BYDJATotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,642102.7200121.98322,271200120010010.5089.50

1 SNGl FAM - 100% - 2016Heated Area: 2245HX Base Yr 2016

BLD DATEXF DATELNC DATELGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE288,433

TOTAL MARKET OB/XF VALUE10,833

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE364,266

SOH/AGL Deduction142,740

ASSESSED VALUE221,526

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE171,526

TOTAL JUST VALUE364,266

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE289,289

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I V / IRSN CD SALE PRICE

1243/10947/07/2004WDQI207,500

GRANTOR:GRAVES JEFFREY S & DI

GRANTEE:BALDWIN RICHARD C &

1169/12279/09/2003WDQI190,000

GRANTOR:CASSIN SCOTT C & DIAN

GRANTEE:GRAVES JEFFREY S &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W15 FSP=[YR=2001] N9 W25 S13 E25 N4\$ S4 W25 N4 W14 S45 E12 FOP=[YR=2001] S8 E9 N9 W7 S1 W2\$ E2 N1 E7 S5 E12 FGR=[YR=2001] S11 E21 N21 W21 S10\$ N10 E21 N39\$.