LOT 91
IN OR 2069/1657
FLORA PARKE 2A PB 6/239

JONES DAVID & ROSLYN
30642 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0091-0000

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 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

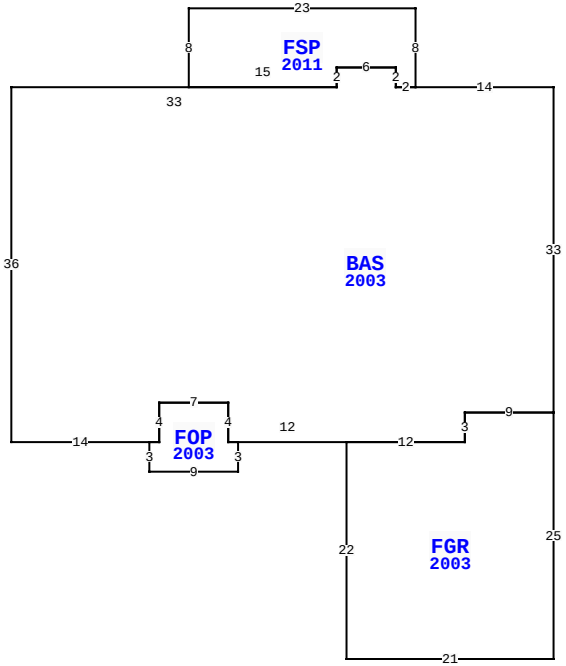
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	1,937	228,119
FGR	489	55	269	31,680
FOP	55	30	16	1,884
FSP	172	40	69	8,126
TOTALS	2,653		2,291	269,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,291	107.8000	128.01	293,271	2003	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2017 Heated Area: 1937 HX Base Yr 2017



30642 FOREST PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,809
TOTAL MARKET OB/XF VALUE		7,735
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		342,544
SOH/AGL Deduction		125,743
ASSESSED VALUE		216,801
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,801
TOTAL JUST VALUE		342,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2011600	(17) WINDOWS	6,665	11/23/2020
P0363668	NEW CONSTR	144,544	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2069/1657	9/02/2016	WD	Q	I	01	207,000
GRANTOR: MACH RICHARD A & CHRI						
GRANTEE: JONES DAVID & ROSLY						
1703/1956	9/20/2010	WD	Q	I	02	185,500
GRANTOR: ROLAND KENNETH EUGENE						
GRANTEE: MACH RICHARD A & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FSP=[YR=2011] N8 W23 S8 E15 N2 E6 S2 E2$ W2 N2 W6 S2 W33 S36 E14 FOP=[YR=2003] S3 E9 N3 W1 N4 W7 S4 W1$ E1 N4 E7 S4 E12 FGR=[YR=2003] S22 E21 N25 W9 S3 W12$ E12 N3 E9 N33$.

EXTRA FEATURES

LN	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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,072.00	SF	4.00	4.00	100	2003	2003	3	84	3,602	
3	0477	VF 4 SLAT	0	100	0	0	114.00	LF	14.00	14.00	100	2004	2004	3	66	1,053	

LAND DESCRIPTION

TOTAL OB/XF 7,735

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS