

LOT 93
IN OR 1197/870
FLORA PARKE 2A PB 6/239

KIRBY KATHLEEN
30674 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0093-0000



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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

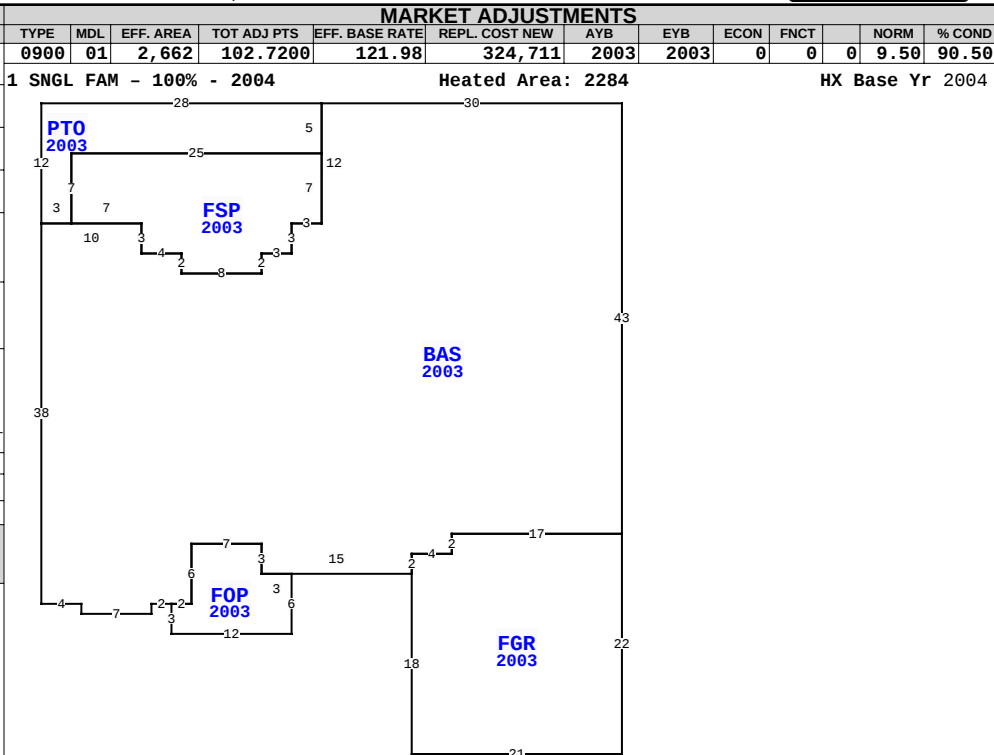
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,284	100	2,284	252,135
FGR	454	55	250	27,598
FOP	87	30	26	2,870
FSP	236	40	94	10,377
PTO	161	5	8	883

TOTALS	3,222		2,662	293,863
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0500	FP-PRE FAB	0 100	0 0
2	0811	CONCRETE B	0 100	0 0
3	0477	VF 4 SLAT	0 100	0 0



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

30674 FOREST PARKE DR, FERNANDINA BEACH

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
680.00	SF	5.20	5.20	100	2003	2003	3	84	2,970	
108.00	LF	14.00	14.00	100	2005	2005	3	69	1,043	

LAND DESCRIPTION										TOTAL OB/XF										7,093	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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					

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				293,863	
TOTAL MARKET OB/XF VALUE				7,093	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				365,956	
SOH/AGL Deduction				169,700	
ASSESSED VALUE				196,256	
TOTAL EXEMPTION VALUE		DX HX HB		55,000	
BASE TAXABLE VALUE				141,256	
TOTAL JUST VALUE				365,956	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				293,279	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004755	REPAIR/RRF	18,775	06/01/2020
B0311538	NEW CONSTR	165,893	08/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1197/0870	12/23/2003	WD	Q	I	
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: KRAUSSER MARJORIE &					
1151/0269	7/07/2003	WD	U	V	19
GRANTOR: FLORA PARKE DEVELOPME					29,000
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2003] W30 PTO=[YR=2003] W28 S12 E3 FSP=[YR=2003] E7 S3 E4 S2 E8 N2 E3 N3 E3 N7 W25 S7\$ N7 E25 N5 \$ S12 W3 S3 W3 S2 W8 N2 W4 N3 W10 S38 E4 S1 E7 N1 E2 FOP=[YR=2003] S3 E12 N6 W3 N3 W7 S6 W2 \$ E2 N6 E7 S3 E15 FGR=[YR=2003] S18 E21 N22 W17 S2 W4 S2 \$ N2 E4 N2 E17 N43 \$.					