

LOT 95
IN OR 1975/1498
FLORA PARKE 2A PB 6/239

MCMANUS JAMES D & DENISE M
30710 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0095-0000



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 70
Interior Floo	11	CLAY TILE 30
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	1,928	100	1,928	227,213
FGR	400	55	220	25,926
FOP	96	30	29	3,417
FOP	126	30	38	4,478
TOTALS	2,550		2,215	261,035

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0811	CONCRETE B	0 100	0	0	668.00	SF	5.20	5.20	100	2003
3	0911	SCRN RM A	0 100	0	0	648.00	SF	17.50	17.50	100	2015
4	0855	CONC PAVER	0 100	0	0	648.00	SF	7.00	7.00	100	2015
5	0810	CONCRETE A	0 100	4	10	40.00	SF	6.50	6.50	100	2015
6	0477	VF 4 SLAT	0 100	0	0	174.00	LF	14.00	14.00	100	2015
7	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2016

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,215	109.6620	130.22	288,437	2003	2003	0	0	9.50	90.50
1 SNGL FAM - 100% - 2018 Heated Area: 1928 HX Base Yr											
BLD DATE 06/22/2023 MLU											

TOTAL OB/XF											
24,617											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			261,035
TOTAL MARKET OB/XF VALUE			24,617
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			350,652
SOH/AGL Deduction			0
ASSESSED VALUE			350,652
TOTAL EXEMPTION VALUE			13 350,652
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			350,652
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			280,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531467	SCRN ENCLOSURE	0	11/23/2015
B0310980	NEW CONSTR	141,380	04/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1975/1498	4/17/2015	WD	Q	I	01	238,000
GRANTOR: BARCLAY ROBERT G & D						
GRANTEE: MCMANUS JAMES D & D						
1880/0290	9/05/2013	WD	Q	I	01	210,000
GRANTOR: CANNONE NANCY E & BRA						
GRANTEE: BARCLAY ROBERT G &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W17 FOP=[YR=2003] N8 W12 S8 E12\$ W35 S25 FGR=[YR=2003] S20 E20 N20 W20\$ E20 S20 FOP=[YR=2003] S4 E11 S3 E10 N7 W2 N2 W6 S2 W13\$ E13 N2 E6 S2 E13 N45\$.											