LOT 74
IN OR 1654/1602
FLORA PARKE 2A PB 6/239

DIXON JEREMY D & ADONICA L
30396 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**25-2N-28-0550-0074-0000**

## BUILDING CHARACTERISTICS

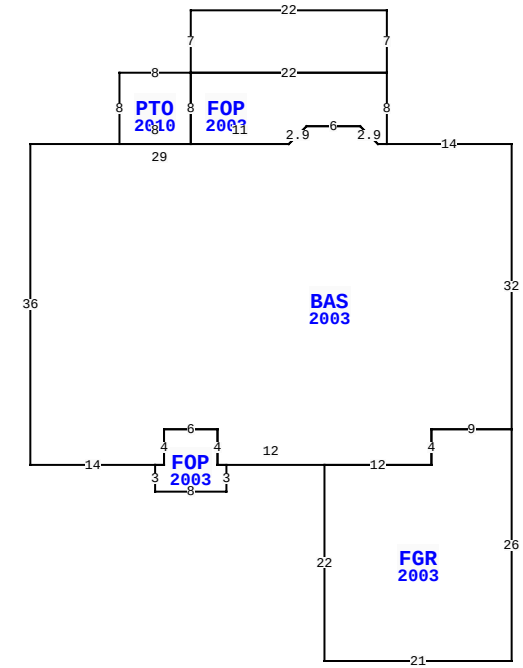
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| Air Condition | 03 | CENTRAL 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 | 1,900 | 100 | 1,900 | 227,498 |
| FGR | 498 | 55 | 274 | 32,808 |
| FOP | 48 | 30 | 14 | 1,677 |
| FOP | 160 | 30 | 48 | 5,747 |
| PTO | 218 | 5 | 11 | 1,317 |
| TOTALS | 2,824 | | 2,247 | 269,047 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,247 | 106.4280 | 133.04 | 298,941 | 2003 | 2003 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SNGL FAM – 100% - 2011 Heated Area: 1900 HX Base Yr 2011




30396 FOREST PARKE DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2024 MLU |
| 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 | | 269,047 |
| TOTAL MARKET OB/XF VALUE | | 7,412 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 351,459 |
| SOH/AGL Deduction | | 166,976 |
| ASSESSED VALUE | | 184,483 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 134,483 |
| TOTAL JUST VALUE | | 351,459 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 329,600 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1803244 | REPAIR/RRF | 14,000 | 04/01/2018 |
| B0210245 | NEW CONSTR | 144,304 | 09/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1654/1602 | 12/18/2009 | WD | Q | I | 01 | 189,000 |
| GRANTOR: LEVESQUE CLAUDE G & D | | | | | | |
| GRANTEE: DIXON JEREMY D & AD | | | | | | |
| 1114/1180 | 2/20/2003 | WD | Q | I | | 161,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: LEVESQUE CLAUDE & D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W14 FOP=[YR=2003] N8 PTO=[YR=2010] N7 W22 S7 W8S8E8N8E22 $ W22 S8 E11 U2 R2 E6 D2 R2 E1$ W1 U2 L2 W6 D2 L2 W29 S36 E14 FOP=[YR=2003] S3 E8 N3 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E12 FGR=[YR=2003] S22 E21 N26 W9 S4 W12$ E12 N4 E9 N32$ .

## 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 | 87 | 3,045 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,002.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 83 | 3,327 | |
| 3 | 0911 | SCRN RM A | 0 | 100 | 22 | 6 | 132.00 | SF | 17.50 | 17.50 | 100 | 2010 | 2010 | 3 | 45 | 1,040 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,412

| 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 | 000134 | C | SFR POND | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 05/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS