

LOT 76
IN OR 1243/1094
FLORA PARKE 2A PB 6/239

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

2024

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



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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,245	100	2,245	256,550
FGR	441	55	243	27,769
FOP	79	30	24	2,743
FSP	325	40	130	14,856
TOTALS	3,090		2,642	301,917

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	2001
2	0811	CONCRETE B	0	100	0	0	682.00	SF	5.20	5.20	100	2001
3	0476	VF 6 SBPL	0	100	0	0	240.00	LF	32.00	32.00	100	2003

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00

MARKET ADJUSTMENTS

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

0900012,642102.7200128.40339,2332001200100011.0089.00

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

FSP 2001: 25x9=225 sq ft
BAS 2001: 25x13=325 sq ft
FOP 2001: 7x9=63 sq ft
FGR 2001: 21x11=231 sq ft

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/08/2024MLU

30422 FOREST PARKE DR, FERNANDINA BEACH, FL 32034

TOTAL OB/XF												
10,497												

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10,497												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			301,917
TOTAL MARKET OB/XF VALUE			10,497
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			387,414
SOH/AGL Deduction			159,242
ASSESSED VALUE			228,172
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			178,172
TOTAL JUST VALUE			387,414
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1243/1094	7/07/2004	WD	Q	I	
					207,500
GRANTOR: GRAVES JEFFREY S & DI					
GRANTEE: BALDWIN RICHARD C &					
1169/1227	9/09/2003	WD	Q	I	
					190,000
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 S4\$ 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\$.												