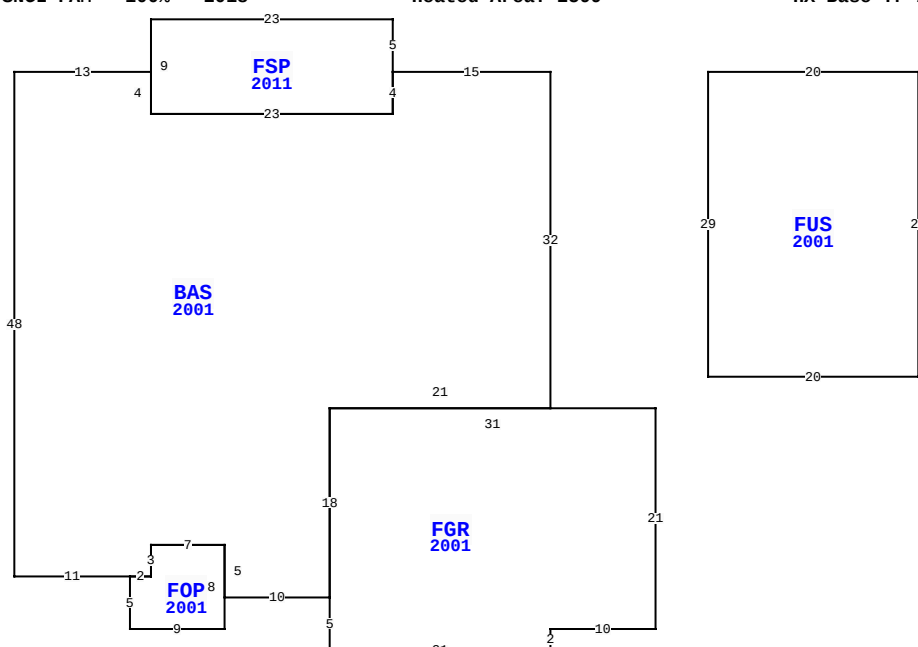


DEACON JACK M JR & PATRICIA GAFFNEY
30580 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

25-2N-28-0550-0087-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1					
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	NORM	% COND	VALUATION SUMMARY												4					
Exterior Wall	16	WD FR STUC	100	0900	01	3,083	100.2800	125.35	386,454	2001	2001			0	0	11.00	89.00	VALUATION BY					STANDARD												
Roof Structure	03	GABLE/HIP	100	1 SNGL FAM - 100% - 2018										Heated Area: 2599					HX Base Yr 2018					Tax Group: 4					Tax Dist:						
Roof Cover	03	COMP SHNGL	100													BUILDING MARKET VALUE					343,944					TOTAL MARKET OB/XF VALUE					6,933				
Interior Wall	05	DRYWALL	100													TOTAL MARKET VALUE					75,000					TOTAL LAND VALUE - MARKET									
Interior Floor	14	CARPET	80													TOTAL MARKET VALUE					425,877					SOH/AGL Deduction									
Interior Floor	08	SHT VINYL	20													ASSESSSED VALUE					271,501					TOTAL EXEMPTION VALUE									
Air Condition	03	CENTRAL	100													BASE TAXABLE VALUE					221,501					TOTAL JUST VALUE									
Heating Type	04	AIR DUCTED	100													NCON VALUE					0					INCOME VALUE									
Bedrooms		4	100													PREVIOUS YEAR MKT VALUE					400,662														
Bathrooms		3	100																																
Frame	02	WOOD FRAME	100																																
Stories		2.	2. 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	2,019	100	2,019	225,243																															
FGR	693	55	381	42,505																															
FOP	66	30	20	2,231																															
FSP	207	40	83	9,260																															
FUS	580	100	580	64,706																															
TOTALS				3,565		3,083	343,944																												
EXTRA FEATURES				30580 FOREST PARKE DR, FERNANDINA BEACH												BLD DATE				LGL DATE				04/08/2024				MLU							
																XF DATE				LAND DATE															
																ENC DATE				AG DATE															
L N	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	2001	2001	3	85	2,975																				
2	0811	CONCRETE B	0 100	0	0	905.00	SF	5.20	5.20	100	2001	2001	3	80	3,765																				
3	1076	TRELLIS A	0 100	7	23	161.00	SF	3.75	3.75	100	2003	2003	3	32	193																				