LOT 89
FLORA PARKE 2A PB 6/239

ROWE DAVID L/UYTHOVEN GLENDOLYN
30610 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0089-0000

BUILDING CHARACTERISTICS

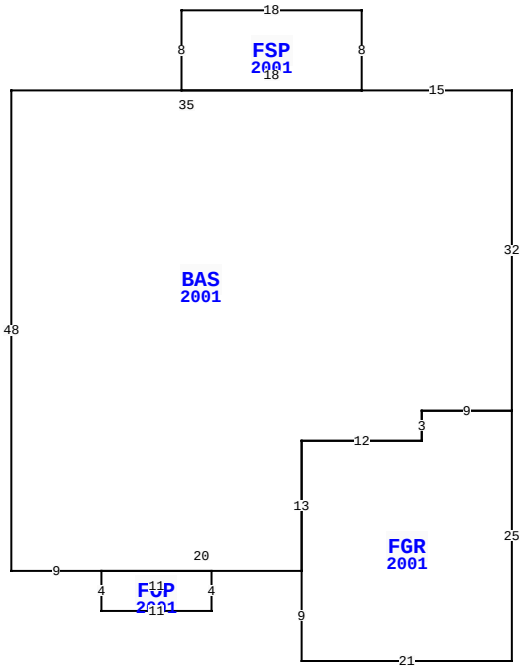
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	2,100	100	2,100	249,118
FGR	489	55	269	31,911
FOP	44	30	13	1,542
FSP	144	40	58	6,881
TOTALS	2,777		2,440	289,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,440	104.8600	131.08	319,835	2001	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2021 Heated Area: 2100 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

30610 FOREST PARKE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		289,451
TOTAL MARKET OB/XF VALUE		5,696
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		370,147
SOH/AGL Deduction		166,556
ASSESSED VALUE		203,591
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,591
TOTAL JUST VALUE		370,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012628	REPAIR - 15 WINDO	25,562	12/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2266/0229	3/29/2019	WD	Q	I	01	260,000
GRANTOR: SWANEY WADE A & BRUCE						
GRANTEE: ROWE DAVID L & GLEN						
2206/0708	6/27/2018	QC	U	I	11	100
GRANTOR: SWANEY NANCY A						
GRANTEE: SWANEY NANCY A L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W15 FSP=[YR=2001] N8 W18 S8 E18 $ W35 S48 E9
FOP=[YR=2001] S4 E11 N4 W11 $ E20 FGR=[YR=2001] S9 E21 N25
W9 S3 W12 S13 $ N13 E12 N3 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	0811	CONCRETE B	0	100	0	0	654.00	SF	5.20	5.20	100	2001	2001	3	80	2,721	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 5,696

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS