LOT 90
FLORA PARKE 2A PB 6/239

FOREST PARKE FAMILY TRUST/WILLIAMS HUGH TRUSTEE
31415 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0090-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

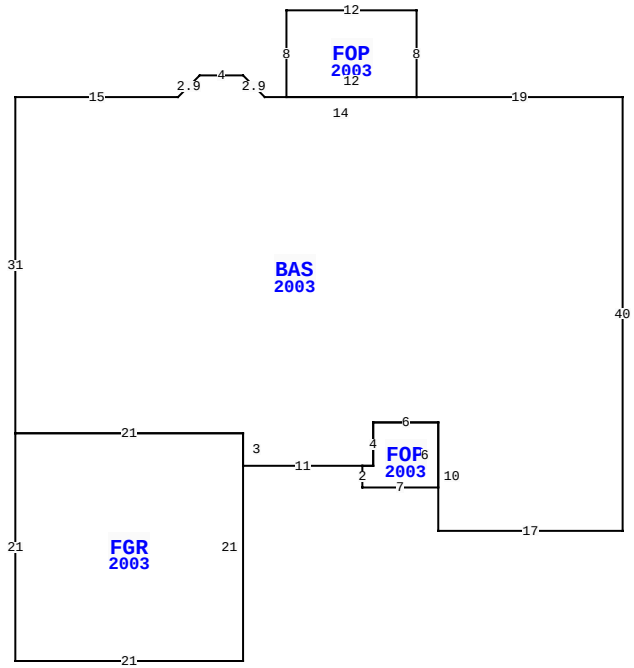
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,931	100	1,931	240,351
FGR	441	55	243	30,246
FOP	38	30	11	1,369
FOP	96	30	29	3,610
TOTALS	2,506		2,214	275,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,214	110.6420	138.30	306,196	2003	2003	0	0	0	10.00	90.00

1 SNGL FAM – 0% - 0 Heated Area: 1931 HX Base Yr



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

30628 FOREST PARKE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	275,576
TOTAL MARKET OB/XF VALUE	7,725
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	358,301
SOH/AGL Deduction	27,133
ASSESSED VALUE	331,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,168
TOTAL JUST VALUE	358,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210249	NEW CONSTR	143,792	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2524/0593	12/15/2021	WD	Q	I	01	134,000
GRANTOR: SEE ANDREW J						
GRANTEE: FOREST PARKE FAMILY						
2524/0591	12/07/2021	QC	U	I	11	100
GRANTOR: DUFFY RACHEL L						
GRANTEE: SEE ANDREW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W19 FOP=[YR=2003] N8 W12 S8 E12$ W14 U2 L2 W4 D2 L2 W15 S31 FGR=[YR=2003] S21 E21 N21 W21$ E21 S3 E11 FOP=[YR=2003] S2 E7 N6 W6 S4 W1$ E1 N4 E6 S10 E17 N40$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0	0	0	0	660.00	SF	5.20	5.20	100	2003	2003	3	83	2,849	
3	0477	VF 4 SLAT	0	0	0	0	193.00	LF	14.00	14.00	100	2003	2003	3	61	1,648	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	61	183	

LAND DESCRIPTION

TOTAL OB/XF 7,725

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/30/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS