LOT 114 IN OR 1096/1403
FLORA PARKE 2A PB 6/239

RICHARDSON ROGER & PATRICIA J
30677 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0114-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

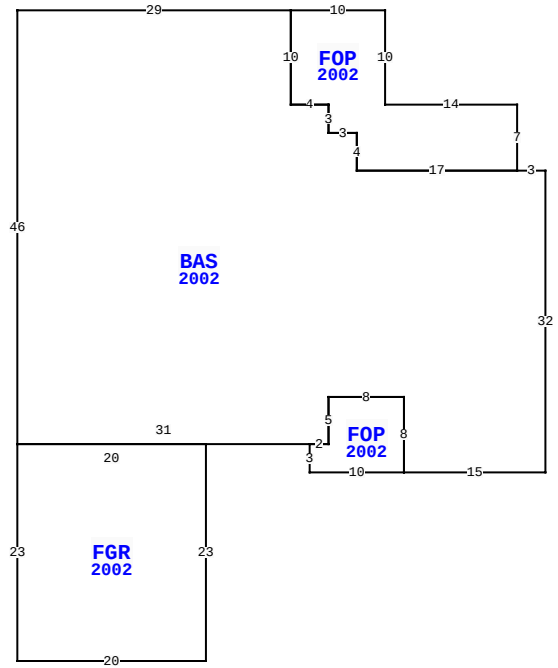
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,162	100	2,162	268,422
FGR	460	55	253	31,411
FOP	70	30	21	2,607
FOP	228	30	68	8,443
TOTALS	2,920		2,504	310,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,504	110.9760	138.72	347,355	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2003 Heated Area: 2162 HX Base Yr 2003



30677 FOREST PARKE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		310,883
TOTAL MARKET OB/XF VALUE		27,446
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		413,329
SOH/AGL Deduction		189,964
ASSESSED VALUE		223,365
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		173,365
TOTAL JUST VALUE		413,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24718	ADDITION	4,492	05/01/2011
B0209752	NEW CONSTR	160,706	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1096/1403	11/25/2002	WD	Q	I		213,700
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: RICHARDSON ROGER &						
1058/1282	5/30/2002	WD	U	V	19	40,428
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W3 FOP=[YR=2002] N7 W14 N10 W10 S10 E4 S3 E3 S4 E17 $ W17 N4 W3 N3 W4 N10 W29 S46 FGR=[YR=2002] S23 E20 N23 W20 $ E31 FOP=[YR=2002] S3 E10 N8 W8 S5 W2 $ E2 N5 E8 S8 E15 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	2002	2002	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,190.00	SF	4.00	4.00	100	2002	2002	3	82	3,903	
3	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2002	2002	3	29	10,353	
4	0845	KOOL DECK	0	100	0	0	726.00	SF	7.25	7.25	100	2002	2002	3	82	4,316	
5	0477	VF 4 SLAT	0	100	0	0	103.00	LF	14.00	14.00	100	2002	2002	3	58	836	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	58	174	
7	1076	TRELLIS A	0	100	0	0	270.00	SF	7.50	7.50	100	2011	2011	3	64	1,296	
8	0855	CONC PAVER	0	100	0	0	270.00	SF	10.00	10.00	100	2011	2011	3	92	2,484	
9	0462	ST/AL FNC	0	100	45	0	300.00	SF	10.00	10.00	100	2002	2002	3	30	900	
10	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	58	174	

TOTAL OB/XF 27,446

LAND DESCRIPTION

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