LOT 73
IN OR 1123/32
FLORA PARKE 2A PB 6/239

MOONEY DONALD J JR & JULIE B
30384 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0073-0000

BUILDING CHARACTERISTICS

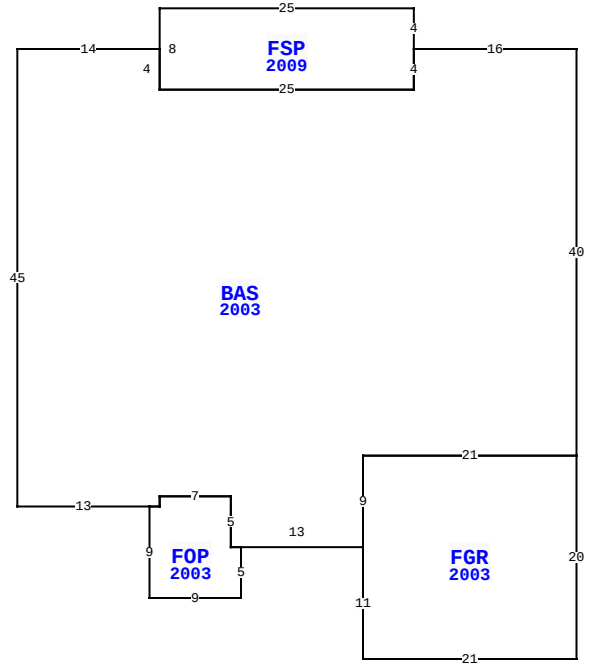
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,315	100	2003	2,315	285,138
FGR	420	55	2003	231	28,452
FOP	84	30	2003	25	3,080
FSP	200	40	2009	80	9,854
TOTALS	3,019			2,651	326,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,651	104.2560	137.62	364,831	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2004 Heated Area: 2315 HX Base Yr 2004



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

30384 FOREST PARKE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		326,524
TOTAL MARKET OB/XF VALUE		5,811
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		417,335
SOH/AGL Deduction		207,544
ASSESSED VALUE		209,791
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		154,069
TOTAL JUST VALUE		417,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1801400	REPAIR/RRF	14,000	02/01/2018
B0210248	NEW CONSTR	165,357	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1123/0032	3/20/2003	WD	Q	I		178,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MOONEY DONALD JR &						
1077/0708	8/27/2002	WD	U	V	19	156,200
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 FSP=[YR=2009] N4 W25 S8 E25 N4$ S4 W25 N4 W14 S45 E13 FOP=[YR=2003] S9 E9 N5 W1 N5 W7 S1 W1$ E1 N1 E7 S5 E13 FGR=[YR=2003] S11 E21 N20 W21 S9$ N9 E21 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	657.00	SF	5.20	5.20	100	2003	2003	3	82	2,801	

LAND DESCRIPTION

TOTAL OB/XF 5,811

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	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/08/2020 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS