LOT 74
IN OR 1654/1602
FLORA PARKE 2A PB 6/239

DIXON JEREMY D & ADONICA L
30396 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0074-0000

BUILDING CHARACTERISTICS

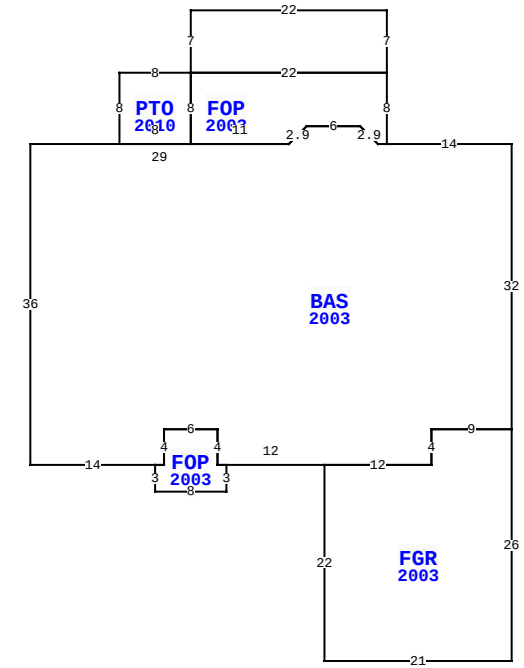
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	2003	1,900	238,886
FGR	498	55	2003	274	34,450
FOP	48	30	2003	14	1,760
FOP	160	30	2003	48	6,035
PTO	218	5	2010	11	1,383
TOTALS	2,824			2,247	282,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,247	106.4280	140.48	315,659	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2011 Heated Area: 1900 HX Base Yr 2011



30396 FOREST PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,515
TOTAL MARKET OB/XF VALUE		7,221
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		374,736
SOH/AGL Deduction		184,903
ASSESSED VALUE		189,833
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		139,111
TOTAL JUST VALUE		374,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803244	REPAIR/RRF	14,000	04/01/2018
B0210245	NEW CONSTR	144,304	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1654/1602	12/18/2009	WD	Q	I	01	189,000
GRANTOR: LEVESQUE CLAUDE G & D						
GRANTEE: DIXON JEREMY D & AD						
1114/1180	2/20/2003	WD	Q	I		161,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LEVESQUE CLAUDE & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 FOP=[YR=2003] N8 PTO=[YR=2010] N7 W22 S7 W8S8E8N8E22 $ W22 S8 E11 U2 R2 E6 D2 R2 E1$ W1 U2 L2 W6 D2 L2 W29 S36 E14 FOP=[YR=2003] S3 E8 N3 W1 N4 W6 S4 W1$ E1 N4 E6 S4 E12 FGR=[YR=2003] S22 E21 N26 W9 S4 W12$ E12 N4 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	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	0812	CONCRETE C	0	100	0	0	1,002.00	SF	4.00	4.00	100	2003	2003	3	82	3,287	
3	0911	SCRN RM A	0	100	22	6	132.00	SF	17.50	17.50	100	2010	2010	3	40	924	

LAND DESCRIPTION

TOTAL OB/XF 7,221

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