LOT 83
FLORA PARKE 2A PB 6/239

PHILLIPS JAMES & COURTENAY
30532 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0083-0000

BUILDING CHARACTERISTICS

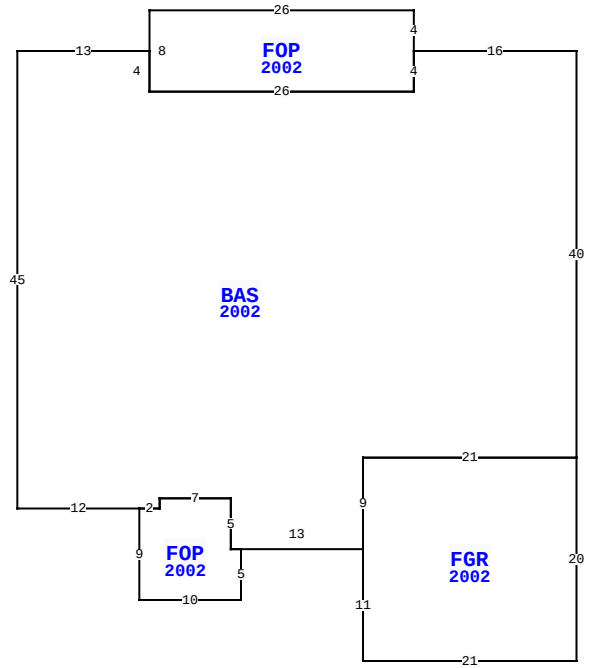
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,311	100	2002	2,311	283,056
FGR	420	55	2002	231	28,293
FOP	93	30	2002	28	3,429
FOP	208	30	2002	62	7,593
TOTALS	3,032			2,632	322,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,632	104.2560	137.62	362,216	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2019 Heated Area: 2311 HX Base Yr 2019



30532 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		322,372
TOTAL MARKET OB/XF VALUE		5,646
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		413,018
SOH/AGL Deduction		160,379
ASSESSED VALUE		252,639
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,917
TOTAL JUST VALUE		413,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1040	5/28/2025	WD	Q	I	01	435,000
GRANTOR: CALDER MAGGI K & GREG						
GRANTEE: PHILLIPS JAMES & CO						
2201/1863	6/01/2018	WD	Q	I	02	270,000
GRANTOR: GREESON THOMAS H & KR						
GRANTEE: CALDER MAGGI K & GR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 FOP=[YR=2002] N4 W26 S8 E26 N4$ S4 W26 N4 W13 S45 E12 FOP=[YR=2002] S9 E10 N5 W1 N5 W7 S1 W2$ E2 N1 E7 S5 E13 FGR=[YR=2002] 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	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	642.00	SF	5.20	5.20	100	2002	2002	3	80	2,671	

LAND DESCRIPTION

TOTAL OB/XF 5,646

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	000100	C	RES	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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS