LOT 87
IN OR 2136/179
FLORA PARKE 2A PB 6/239

DEACON JACK M JR & PATRICIA GAFFNEY
30580 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0087-0000

BUILDING CHARACTERISTICS

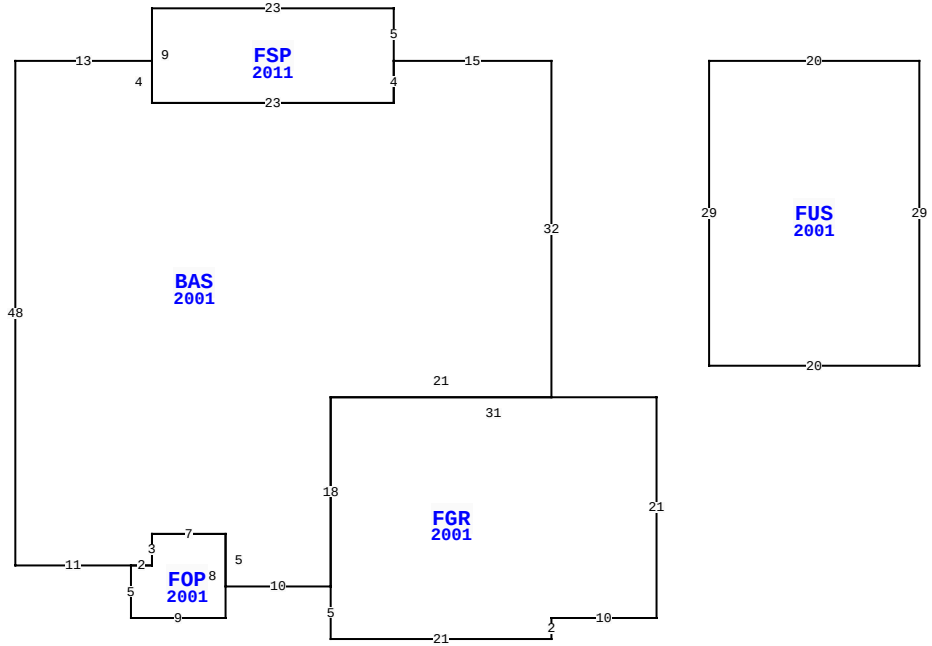
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,019	100	2001	2,019	236,521
FGR	693	55	2001	381	44,633
FOP	66	30	2001	20	2,343
FSP	207	40	2011	83	9,723
FUS	580	100	2001	580	67,946
TOTALS	3,565			3,083	361,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,083	100.2800	132.37	408,097	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2018 Heated Area: 2599 HX Base Yr 2018



30580 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		361,166
TOTAL MARKET OB/XF VALUE		6,833
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		452,999
SOH/AGL Deduction		173,624
ASSESSED VALUE		279,375
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,653
TOTAL JUST VALUE		452,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2005299	REPAIR/RRF	24,856	07/01/2020
M1801353	H/AC	0	02/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2136/0179	7/21/2017	SW	Q	I	02	260,000
GRANTOR: FANNIE MAE FEDERAL N						
GRANTEE: DEACON JACK M JR &						
2105/1674	3/01/2017	SW	U	I	12	100
GRANTOR: MATRIX FINANCIAL SERV						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W15 FSP=[YR=2011] N5 W23 S9 E23 N4$ S4 W23 N4 W13 S48 E11 FOP=[YR=2001] S5 E9 N8 W7 S3 W2$ E2 N3 E7 S5 E10 FGR=[YR=2001] S5 E21 N2 E10 N21 W31 S18$ N18 E21 N32$ PTR=E15 FUS=[YR=2001] E20 S29 W20 N29$W15$.

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	2001	2001	3	84	2,940	
2	0811	CONCRETE B	0	100	0	0	905.00	SF	5.20	5.20	100	2001	2001	3	79	3,718	
3	1076	TRELLIS A	0	100	7	23	161.00	SF	3.75	3.75	100	2003	2003	3	29	175	

LAND DESCRIPTION

TOTAL OB/XF 6,833

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 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