LOT 93
IN OR 1197/870
FLORA PARKE 2A PB 6/239

KIRBY KATHLEEN
30674 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0093-0000

BUILDING CHARACTERISTICS

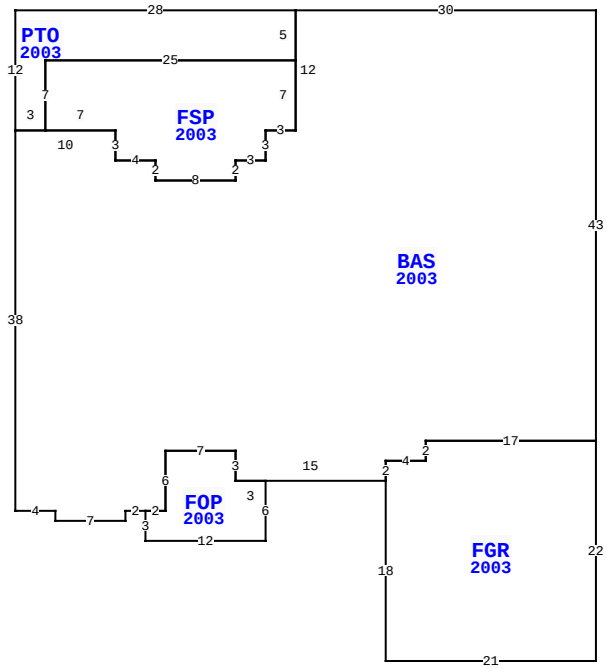
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	2,284	100	2003	2,284	277,171
FGR	454	55	2003	250	30,339
FOP	87	30	2003	26	3,155
FSP	236	40	2003	94	11,407
PTO	161	5	2003	8	971
TOTALS	3,222			2,662	323,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,662	102.7200	135.59	360,941	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2004 Heated Area: 2284 HX Base Yr 2004



30674 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		323,042
TOTAL MARKET OB/XF VALUE		6,878
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		414,920
SOH/AGL Deduction		206,914
ASSESSED VALUE		208,006
TOTAL EXEMPTION VALUE	DX HX HB	55,722
BASE TAXABLE VALUE		152,284
TOTAL JUST VALUE		414,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004755	REPAIR/RRF	18,775	06/01/2020
B0311538	NEW CONSTR	165,893	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1197/0870	12/23/2003	WD	Q	I		187,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KRAUSSER MARJORIE &						
1151/0269	7/07/2003	WD	U	V	19	29,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W30 PTO=[YR=2003] W28 S12 E3 FSP=[YR=2003] E7 S3 E4 S2 E8 N2 E3 N3 E3 N7 W25 S7$ N7 E25 N5 $ S12 W3 S3 W3 S2 W8 N2 W4 N3 W10 S38 E4 S1 E7 N1 E2 FOP=[YR=2003] S3 E12 N6 W3 N3 W7 S6 W2 $ E2 N6 E7 S3 E15 FGR=[YR=2003] S18 E21 N22 W17 S2 W4 S2 $ N2 E4 N2 E17 N43 $.

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	680.00	SF	5.20	5.20	100	2003	2003	3	82	2,900	
3	0477	VF 4 SLAT	0	100	0	0	108.00	LF	14.00	14.00	100	2005	2005	3	64	968	

LAND DESCRIPTION

TOTAL OB/XF 6,878

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