LOT 94
IN OR 1745/980
FLORA PARKE 2A PB 6/239

REED ERNEST T JR
30692 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0094-0000

BUILDING CHARACTERISTICS

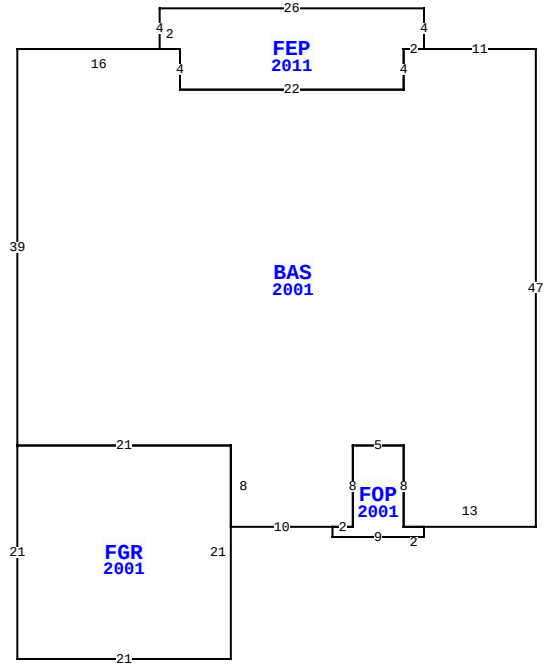
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,101	100	2001	2,101	235,734
FEP	192	80	2011	154	17,279
FGR	441	55	2001	243	27,264
FOP	49	30	2001	15	1,683
TOTALS	2,783			2,513	281,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,513	102.7200	135.59	340,738	2001	2001	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2023 Heated Area: 2101 HX Base Yr 2023



30692 FOREST PARKE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		281,961
TOTAL MARKET OB/XF VALUE		6,758
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		373,719
SOH/AGL Deduction		23,656
ASSESSED VALUE		350,063
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		299,341
TOTAL JUST VALUE		373,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1745/0980	6/30/2011	WD	Q	I	02	195,000
GRANTOR: SAPP JOHN S & AVA M						
GRANTEE: REED ERNEST T JR						
1008/1951	9/21/2001	WD	Q	I		171,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SAPP JOHN S & AVA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W11 FEP=[YR=2011] N4 W26 S4 E2 S4 E22 N4 E2$ W2 S4 W22 N4 W16 S39 FGR=[YR=2001] S21 E21 N21 W21$ E21 S8 E10FOP=[YR=2001] S1 E9 N1 W2 N8 W5 S8 W2$ E2 N8 E5 S8 E13 N47$.

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	716.00	SF	5.20	5.20	100	2001	2001	3	79	2,941	
3	0477	VF 4 SLAT	0	100	0	0	108.00	LF	14.00	14.00	100	2003	2003	3	58	877	

LAND DESCRIPTION

TOTAL OB/XF 6,758

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