LOT 112
FLORA PARKE 2A PB 6/239

REVLAND PAUL B & SUSAN R
30653 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0112-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

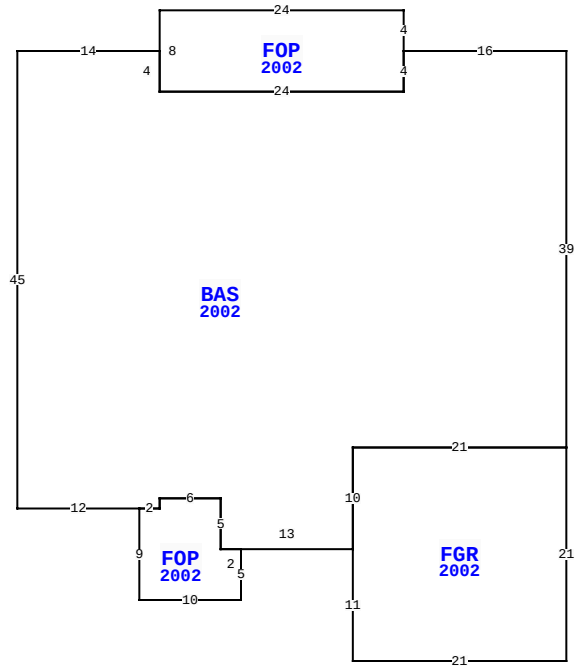
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,254	100	2002	2,254	281,912
FGR	441	55	2002	243	30,393
FOP	88	30	2002	26	3,252
FOP	192	30	2002	58	7,254
TOTALS	2,975			2,581	322,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,581	106.4640	140.53	362,708	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2022 Heated Area: 2254 HX Base Yr 2022



30653 FOREST PARKE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,810
TOTAL MARKET OB/XF VALUE		15,189
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		422,999
SOH/AGL Deduction		92,507
ASSESSED VALUE		330,492
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		279,770
TOTAL JUST VALUE		422,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2454/0258	4/19/2021	WD	Q	I	02	380,500
GRANTOR: PARKER MARK A & STEPH						
GRANTEE: REVLAND PAUL B & SU						
2265/1344	3/23/2019	WD	Q	I	01	290,900
GRANTOR: ASSELIN RANDALL J & P						
GRANTEE: PARKER MARK A & STE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 FOP=[YR=2002] N4 W24 S8 E24 N4$ S4 W24 N4 W14 S45 E12 FOP=[YR=2002] S9 E10 N5 W2 N5 W6 S1 W2$ E2 N1 E6 S5 E13 FGR=[YR=2002] S11 E21 N21 W21 S10$ N10 E21 N39$.

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	0911	SCRN RM A	0	100	0	0	522.00	SF	17.50	17.50	100	2002	2002	3	20	1,827	
3	0861	POOL GUNIT	0	100	0	0	264.00	SF	85.00	85.00	100	2002	2002	3	27	6,059	
4	0845	KOOL DECK	0	100	0	0	258.00	SF	7.25	7.25	100	2002	2002	3	80	1,496	
5	0462	ST/AL FNC	0	100	0	0	84.00	SF	10.00	10.00	100	2002	2002	3	29	244	
6	0811	CONCRETE B	0	100	0	0	622.00	SF	5.20	5.20	100	2002	2002	3	80	2,588	

LAND DESCRIPTION

TOTAL OB/XF 15,189

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