LOT 113 IN OR 1019/514
FLORA PARKE 2A PB 6/239

CRUZ HENRY J & TERESA M
30663 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0113-0000

BUILDING CHARACTERISTICS

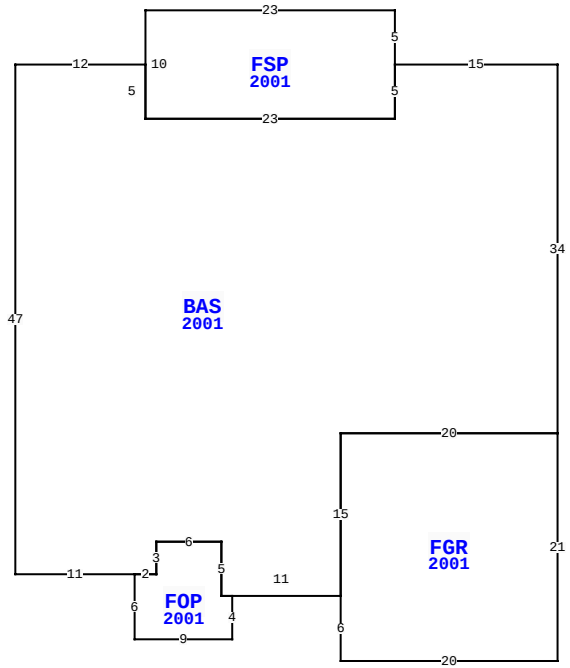
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,979	100	2001	1,979	244,690
FGR	420	55	2001	231	28,562
FOP	70	30	2001	21	2,597
FSP	230	40	2001	92	11,375
TOTALS	2,699			2,323	287,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,323	105.8400	139.71	324,546	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2002 Heated Area: 1979 HX Base Yr 2002



30663 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		287,223
TOTAL MARKET OB/XF VALUE		24,895
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		397,118
SOH/AGL Deduction		189,839
ASSESSED VALUE		207,279
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		156,557
TOTAL JUST VALUE		397,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0514941	SWIM POOL	23,097	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1019/0514	11/13/2001	WD	Q	I		158,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CRUZ HENRY J & TERE						
0986/1266	5/16/2001	WD	U	V	19	31,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W15 FSP=[YR=2001] N5 W23 S10 E23 N5$ S5 W23 N5 W12 S47 E11 FOP=[YR=2001] S6 E9 N4 W1 N5 W6 S3 W2$ E2 N3 E6 S5 E11 FGR=[YR=2001] S6 E20 N21 W20 S15$ N15 E20 N34$.

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	620.00	SF	5.20	5.20	100	2001	2001	3	79	2,547	
3	0861	POOL GUNIT	0	100	0	0	264.00	SF	85.00	85.00	100	2005	2005	3	36	8,078	
4	0845	KOOL DECK	0	100	0	0	480.00	SF	7.25	7.25	100	2005	2005	3	84	2,923	
5	0462	ST/AL FNC	0	100	155	0	620.00	SF	10.00	10.00	100	2005	2005	3	36	2,232	
6	0855	CONC PAVER	0	100	0	0	650.00	SF	10.00	10.00	100	2016	2016	3	95	6,175	

LAND DESCRIPTION

TOTAL OB/XF 24,895

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