LOT 77
FLORA PARKE 2A PB 6/239

OWSLEY DONALD LYNN
30432 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0077-0000

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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

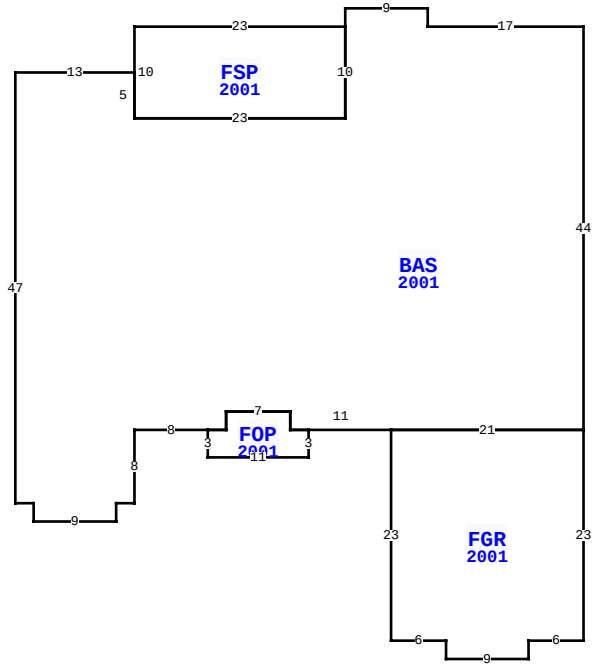
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,559	100	2001	2,559	288,651
FGR	501	55	2001	276	31,133
FOP	47	30	2001	14	1,580
FSP	230	40	2001	92	10,378
TOTALS	3,337			2,941	331,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,941	92.2140	128.18	376,977	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2024 Heated Area: 2559 HX Base Yr 2024



30432 FOREST PARKE DR, FERNANDINA BEACH

BLD DATE	03/27/2009	RK	LGL DATE		
XF DATE	03/27/2009	RK	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		331,740
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		419,645
SOH/AGL Deduction		0
ASSESSED VALUE		419,645
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		368,234
TOTAL JUST VALUE		419,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/0888	4/07/2023	WD	Q	I	01	442,000
GRANTOR: TOBIN ROBERT WIDOWER						
GRANTEE: OWSLEY DONALD LYNN						
1594/0761	11/21/2008	WD	Q	I		225,000
GRANTOR: ZIMMERMAN JOHN D & LE						
GRANTEE: TOBIN ROBERT & DEBO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W17 N2 W9 S2 FSP=[YR=2001] W23 S10 E23 N10$ S10 W23 N5 W13 S47 E2 S2 E9 N2 E2 N8 E8 FOP=[YR=2001] S3 E11 N3 W2 N2 W7 S2 W2$ E2 N2 E7 S2 E11 FGR=[YR=2001] S23 E6 S2 E9 N2 E6 N23 W21$ E21 N44$.

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	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS