LOT 103
IN OR 1256/1905
FLORA PARKE 2A PB 6/239

FLANNERY WILLIAM A & ALICE FAYE
30473 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0103-0000

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 70
Interior Floo	11	CLAY TILE 30
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	01	Quality Level 01

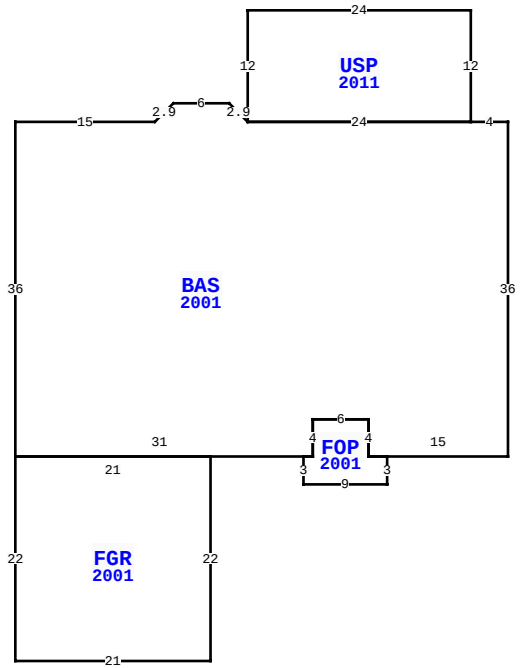
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	2001	1,900	229,382
FGR	462	55	2001	254	30,664
FOP	51	30	2001	15	1,811
USP	288	30	2011	86	10,382
TOTALS	2,701			2,255	272,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,255	98.6958	137.19	309,363	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2005 Heated Area: 1900 HX Base Yr 2005



30473 FOREST PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 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		272,239
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		360,144
SOH/AGL Deduction		163,488
ASSESSED VALUE		196,656
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		145,245
TOTAL JUST VALUE		360,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008298	REPAIR/RRF	16,000	10/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1256/1905	9/03/2004	WD	Q	I		219,000
GRANTOR: REYNOLDS HERSCHEL A &						
GRANTEE: FLANNERY WILLIAM A						
1007/0257	9/10/2001	WD	Q	I		155,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: REYNOLDS HERSCHEL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W4 USP=[YR=2011] N12 W24 S12 E24 $ W24 U2 L2 W6 D2 L2 W15 S36 FGR=[YR=2001] S22 E21 N22 W21 $ E31 FOP=[YR=2001] S3 E9 N3 W2 N4 W6 S4 W1 $ E1 N4 E6 S4 E15 N36 $.

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	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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS