LOT 105
FLORA PARKE 2A PB 6/239

RODRIGUEZ SIMON C & CRYSTAL MARIE
30497 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0105-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

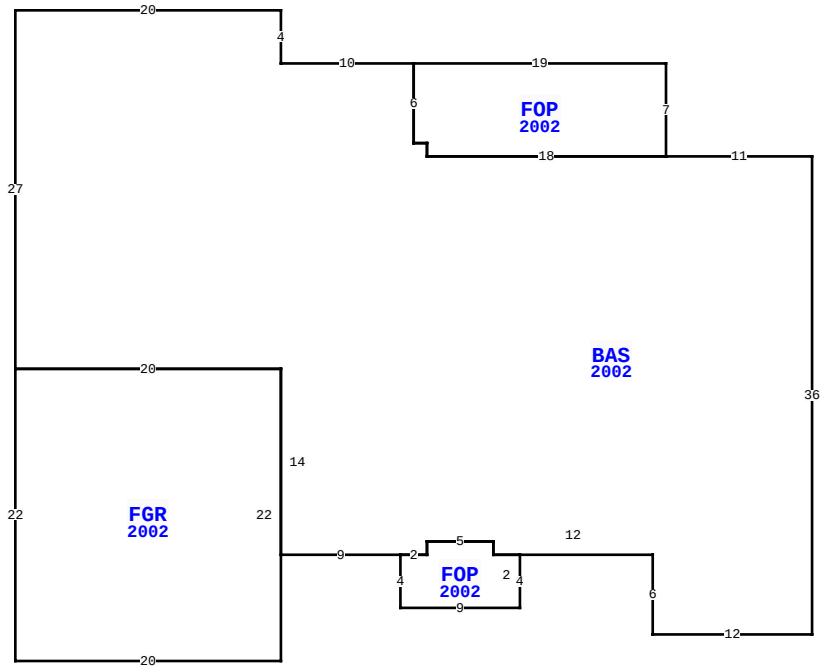
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	2002	1,878	233,299
FGR	440	55	2002	242	30,063
FOP	41	30	2002	12	1,490
FOP	132	30	2002	40	4,969
TOTALS	2,491			2,172	269,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,172	100.9890	140.37	304,884	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 0% - 2026 Heated Area: 1878 HX Base Yr



30497 FOREST PARKE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	269,822
TOTAL MARKET OB/XF VALUE	50,780
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	405,602
SOH/AGL Deduction	0
ASSESSED VALUE	405,602
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,602
TOTAL JUST VALUE	405,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	404,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2005081	REPAIR/RRF	0	07/01/2020
B22993	XFOB	8,300	11/01/2009
B22893	SWIM POOL	30,000	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2851/0421	3/03/2026	WD	Q	I	01	550,000
GRANTOR: CHAVEZ EDUARDO						
GRANTEE: RODRIGUEZ SIMON C &						
2610/1097	12/27/2022	WD	Q	I	01	400,000
GRANTOR: GENOVESI JOHN P & JEN						
GRANTEE: CHAVEZ EDUARDO & GL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W11 FOP=[YR=2002] N7 W19 S6 E1 S1 E18 $ W18 N1 W1 N6 W10 N4 W20 S27 FGR=[YR=2002] S22 E20 N22 W20 $ E20 S14 E9 FOP=[YR=2002] S4 E9 N4 W2 N1 W5 S1 W2 $ E2 N1 E5 S1 E12 S6 E12 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	
3	0911	SCRN RM A	0	0	33	29	957.00	SF	18.00	18.00	100	2009	2009	3	31	5,340	
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2009	2009	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 50,780

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	0		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