LOT 107
FLORA PARKE 2A PB 6/239

ARMS KATHERINE E
30531 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0107-0000

BUILDING CHARACTERISTICS

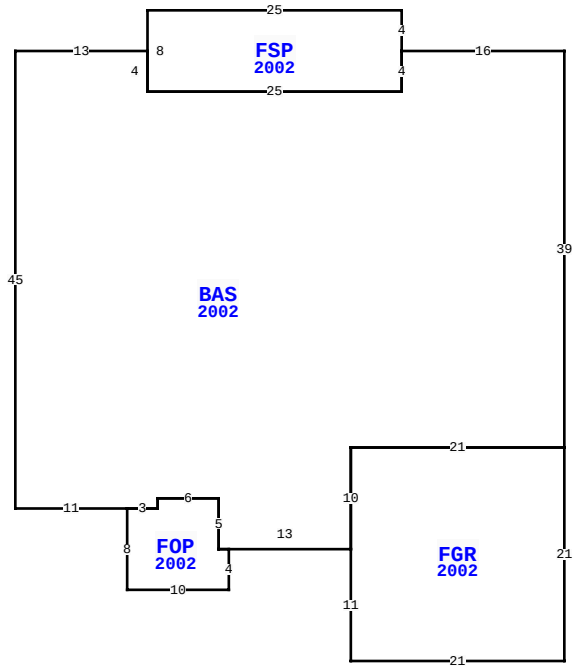
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,250	100	2002	2,250	262,109
FGR	441	55	2002	243	28,308
FOP	82	30	2002	25	2,913
FSP	200	40	2002	80	9,319
TOTALS	2,973			2,598	302,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,598	94.6944	131.63	341,975	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2020 Heated Area: 2250 HX Base Yr 2020



30531 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		302,648
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		390,588
SOH/AGL Deduction		218,273
ASSESSED VALUE		172,315
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,904
TOTAL JUST VALUE		390,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001467	REPAIR/RRF	13,600	02/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2321/1689	11/18/2019	SW	U	I	12	250,000
GRANTOR: VYSTAR CREDIT UNION						
GRANTEE: ARMS KATHERINE E						
2288/0044	6/27/2019	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: VYSTAR CREDIT UNION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W16 FSP=[YR=2002] N4 W25 S8 E25 N4$ S4 W25 N4 W13 S45 E11 FOP=[YR=2002] S8 E10 N4 W1 N5 W6 S1 W3$E3 N1 E6 S5 E13 FGR=[YR=2002] S11 E21 N21 W21 S10$ 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	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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