

LOT 75
IN OR 1986/1217
FLORA PARKE 2A PB 6/239

MEYER KRISTINE L/FAY KENNETH M
30408 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0075-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,326	100
FGR	484	55
FOP	88	30
FOP	192	30
TOTALS	3,090	2,676

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,676	119.9520	142.44	381,169	2002	2002	0	0	15.00	85.00

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SNGL FAM - 100% - 2016

Heated Area: 2326

HX Base Yr 2016

BLD DATE

XF DATE

LGL DATE

LAND DATE

06/22/2023

MLU

EXTRA FEATURES							30408 FOREST PARKE DR, FERNANDINA BEACH, FL 32110					AG DATE		AG DATE			
L N	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	87	3,045	
2	0811	CONCRETE B	0	100	0	0	628.00	SF	5.20	5.20	100	2002	2002	3	83	2,710	
3	0861	POOL GUNIT	0	100	0	0	336.00	SF	85.00	85.00	100	2002	2002	3	32	9,139	
4	0845	KOOL DECK	0	100	0	0	588.00	SF	7.25	7.25	100	2002	2002	3	83	3,538	
5	0911	SCRN RM A	0	100	0	0	1,283.00	SF	17.50	17.50	100	2017	2017	3	82	18,411	
6	0476	VF 6 SBPL	0	100	0	0	32.00	LF	32.00	32.00	100	2015	2015	3	90	922	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	90	540	
8	0845	KOOL DECK	0	100	0	0	259.00	SF	7.25	7.25	100	2017	2017	3	97	1,821	