

LOT 101
IN OR 1915/1241
FLORA PARKE 2A PB 6/239

WALDEN CAROLIN
30447 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0101-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 90			
Interior Floor	11	CLAY TILE 10			
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		03	Quality Level 03		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4041.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,863	100	1,863	225,746	
FGR	420	55	231	27,991	
FOP	96	30	29	3,514	
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PTO	120	5	6	727	
TOTALS	2,595		2,158	261,492	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,158	111.5240	132.43	285,784	2003	2005	0	0	8.50	91.50
1 SNGL FAM - 100% - 2017 Heated Area: 1863 HX Base Yr 2017											
30447 FOREST PARKE DR, FERNANDINA BEACH											
BLD DATE X DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/22/2023 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0811	CONCRETE B	0	100	0	0	707.00	SF	5.20	5.20	100
3	0479	VF PICKET	0	100	0	0	136.00	LF	10.00	10.00	100
4	0911	SCRN RM A	0	100	10	12	120.00	SF	17.50	17.50	100
TOTAL OB/XF 8,576											

LAND DESCRIPTION										TOTAL OB/XF						8,576	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	