

LOT 102
IN OR 2217/1000
FLORA PARKE 2A PB 6/239

MCNEILL JOHN V & MARGARET L
30461 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0102-0000



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		08	SHT VINYL 30	
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		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	2,250	100	2,250	248,382
FGR	441	55	243	26,825
FOP	74	30	22	2,429
FSP	200	40	80	8,831
TOTALS	2,965		2,595	286,467

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,595	102.7200	121.98	316,538	2003	2003	0	0	0	9.50	90.50

1 SNGL FAM - 100% - 2019

Heated Area: 2250

HX Base Yr 2019

The floor plan diagram illustrates the layout of a single-family home. It includes three main areas: a central living area labeled 'BAS 2003', a front porch labeled 'FOP 2003', and a rear garden room labeled 'FGR 2003'. The layout is defined by several walls and openings, with dimensions provided for various sections. The front porch (FOP) is a small rectangular area at the bottom left. The living area (BAS) is a large central space. The garden room (FGR) is a rectangular area at the bottom right. The overall shape is irregular, with a long vertical section on the right side. Dimensions are given in feet and inches, such as 14'-0" and 4'-0".

BLD DATE

XF DATE

LGL DATE

LAND DATE

06/22/2023

ML