

LOT 183
IN OR 1562/551
FLORA PARKE 2B PB 6/255

HUNT CHIN-LAN
23455 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0550-0183-0000



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		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	1,639	100	1,639	189,195
FGR	420	55	231	26,665
FOP	48	30	14	1,616
FOP	104	30	31	3,578
TOTALS	2,211		1,915	221,055

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,915	106.8200	126.85	242,918	2004	2004	0	0	9.00	91.00

1 SNGL FAM - 100% - 2005

Heated Area: 1639

HX Base Yr 2005

The floor plan diagram illustrates a building layout with three distinct areas: BAS 2004, FOP 2004, and FGR 2004. The BAS 2004 area is a large central rectangle with dimensions 29 (top) and 39 (left). The FOP 2004 area is a small square at the top with dimensions 13 (top) and 8 (left and right). The FGR 2004 area is a large rectangle at the bottom right with dimensions 20 (top) and 21 (right). The diagram also shows various connecting lines and dimensions, including 16, 13, 8, 29, 39, 11, 2, 4, 8, 5, 20, 16, and 20.

BLD DATE	LGL DATE
XF DATE	LAND DATE