

LOT 27
IN OR 1801/316
FLORA PARKE #5 PB 7/335

ALLEYNE DERRON C & ASAMI K
34 BLUE SHARK CV
SAINT JOHNS, FL 32225-9

2023

26-2N-28-0553-0027-0000



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 60		
Interior Floo		11	CLAY TILE 40		
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	2,106	100	2,106	261,231	
FGR	483	55	266	32,995	
FOP	36	30	11	1,364	
FOP	144	30	43	5,334	
TOTALS	2,769		2,426	300,925	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,426	109.9560	130.57	316,763	2012	2012	0	0	0	5.00	95.00

1

SNGL FAM - 0% - 2023

Heated Area: 2106

HX Base Yr

18

8

FOP
2012

18

8

35

15

32

25

21

9

13

14

7

9

16

48

20

4

FOP
2012

4

20

19

10

BAS
2012

FGR
2012

BLD DATE

XF DATE

LGL DATE

LAND DATE

06/22/2023

ML