

LOT 165  
IN OR 2025/1655  
FLORA PARKE UNIT #6A PB 8/72

KOSTIC ALEXANDRE & KAORI  
32229 JUNIPER PARKE DR  
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0554-0165-0000



| 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            | 11               | CLAY TILE 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      |
| BAS                      | 2,171            | 100              |
| FGR                      | 445              | 55               |
| FOP                      | 76               | 30               |
| FOP                      | 190              | 30               |
| FST                      | 15               | 55               |
| TOTALS                   | 2,897            | 2,504            |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900               | 01  | 2,504     | 106.4640    | 126.43         | 316,581        | 2015 | 2015 | 0    | 0    | 3.50 | 96.50  |

1 SNGL FAM - 100% - 2017

Heated Area: 2171

HX Base Yr 2017

The floor plan diagram illustrates a residential unit layout. It includes several labeled areas: 'FOP 2015' (Front Porch) at the top, 'BAS 2015' (Bathroom) in the center, 'FGR 2015' (Front Garden) at the bottom left, and 'FST 2015' (Front Staircase) at the bottom left. Dimensions are provided for various sections, such as 22, 5, 14, 15, 4, 20, 41, 47, 20, 4, 11, 9, 13, 2, 7, 10, 23, and 20. The layout shows a central living area with a fireplace, a kitchen area, and a bathroom. The front porch is accessible from the living area. The front garden is located outside the unit. The front staircase leads to the front porch.

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| YE DATE  |  | LAND DATE | 06/22/2023 |