

LOT 261
IN OR 2197/1382
FLORA PARKE UNIT 7A PBK 8/128

DEAN LEONARD
4689 GENOA DR
FERNANDINA BEACH, FL 32034

2023

26-2N-28-0555-0261-0000



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	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
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	2,515	100	2,515	317,774
FGR	520	55	286	36,137
FOP	58	30	17	2,148
FOP	207	30	62	7,834
TOTALS	3,300		2,880	363,892

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,880	108.5700	128.93	371,318	2018	2018	0	0	2.00	98.00
1 SNGL FAM - 0% - 0											
Heated Area: 2515						HX Base Yr					
BLD DATE					LGL DATE						
XF DATE					LAND DATE						