

LOT 103
IN OR 1256/1905
FLORA PARKE 2A PB 6/239

FLANNERY WILLIAM A & ALICE FAYE
30473 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0103-0000



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		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units	0	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	1,900	100	1,900	234,407
FGR	462	55	254	31,336
FOP	51	30	15	1,850
USP	288	30	86	10,610
TOTALS	2,701		2,255	278,204

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,255	109.6620	137.08	309,115	2001	2003	0	0	10.00	90.00	
1 SNGL FAM - 100% - 2005												
Heated Area: 1900												
HX Base Yr 2005												
The diagram shows a floor plan with three distinct areas labeled in blue text: USP 2011, BAS 2001, and FGR 2001. The overall layout is defined by several dimensions: a top horizontal segment of 24, a left vertical segment of 36, a bottom horizontal segment of 21, and a right vertical segment of 36. Internal dimensions include a top horizontal segment of 24, a left vertical segment of 12, a bottom horizontal segment of 24, a left vertical segment of 12, a bottom horizontal segment of 31, a left vertical segment of 22, and a bottom horizontal segment of 21. A small square area is labeled FOP 2001 with dimensions 6, 4, 4, 3, 3, 9.												