

CHAVEZ EDUARDO/CABRERA GLENDA
30497 FOREST PARKE DRIVE
FERNANDINA BEACH, FL 32034

25-2N-28-0550-0105-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

16

WD FR STUC 100

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

11

CLAY TILE 50

Interior Floor

14

CARPET 50

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories Units

1.

1. 100
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

1,878

100

1,878

239,701

FGR

440

55

242

30,888

FOP

41

30

12

1,532

FOP

132

30

40

5,105

TOTALS

2,491

2,172

277,227

EXTRA FEATURES

L N

OB/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

1

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

2002

2002

3

86

3,010

2

0812

CONCRETE C

0 100

0

0

670.00

SF

4.00

4.00

100

2002

2002

3

82

2,198

3

0911

SCRN RM A

0 100

33

29

957.00

SF

17.50

17.50

100

2009

2009

3

40

6,699

4

0861

POOL GUNIT

0 100

0

0

336.00

SF

85.00

85.00

100

2009

2009

3

56

15,994

5

0855

CONC PAVER

0 100

0

0

621.00

SF

10.00

10.00

100

2009

2009

3

90

5,589

6

0479

VF PICKET

0 100

0

0

132.00

LF

10.00

10.00

100

2009

2009

3

76

1,003

7

0463

FENCE GATE

0 100

0

0

3.00

UT

300.00

300.00

100

2009

2009

3

76

684

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000134

C

SFR POND

100

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

75,000.00

75,000.00

75,000

REVIEW DATE

01/06/2023

BY

DJA

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,172

112.2100

140.26

304,645

2002

2005

0

0

0

9.00

91.00

1 SNGL FAM - 100% - 2023

Heated Area: 1878

HX Base Yr 2023

20

4

10

19

7

11

18

27

20

14

22

20

12

6

12

2

5

12

4

2

4

9

22

20

36

FOP

2002

BAS

2002

FGR

2002

FOP

2002

BLD DATE

04/08/2024

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2610/1097

12/27/2022

WD Q

I

01

400,000

GRANTOR: GENOVESI JOHN P & JEN

GRANTEE: CHAVEZ EDUARDO & GL

2264/0461

3/18/2019

WD Q

I

01

300,000

GRANTOR: O'NEILL VINCENT T & J

GRANTEE: GENOVESI JOHN P & J

BUILDING DIMENSIONS

BAS=[YR=2002] W11 FOP=[YR=2002] N7 W19 S6 E1 S1 E18 \$ W18 N1 W1 N6 W10 N4 W20 S27 FGR=[YR=2002] S22 E20 N22 W20 \$ E20 S14 E9 FOP=[YR=2002] S4 E9 N4 W2 N1 W5 S1 W2 \$ E2 N1 E5 S1 E12 S6 E12 N36 \$.