

LOT 151
IN OR 1929/1679
FLORA PARKE 2B PB 6/255

REID MATTHEW D & SHERRY L
31183 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0550-0151-0000



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	08	SHT VINYL 30		
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	1,652	100	1,652	198,518
FGR	400	55	220	26,437
FOP	76	30	23	2,764
FOP	192	30	58	6,970
TOTALS	2,320		1,953	234,688

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,953	106.8200	133.52	260,765	2003	2003	0	0	10.00	90.00
1 SNGL FAM - 100% - 2015						Heated Area: 1652		HX Base Yr 2015			
											