

LOT 45
IN OR 1435/599
FLORA PARKE #4 PB 7/137

RICHARDSON TED R
32435 FERN PARKE WAY
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0552-0045-0000



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,286	100	2,286	278,362
FGR	441	55	243	29,589
FOP	102	30	31	3,774
FOP	217	30	65	7,915
TOTALS	3,046		2,625	319,642

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,625	106.4640	133.08	349,335	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM - 100% - 2007