

LOT 139
IN OR 2211/1932
FLORA PARKE UNIT #6A PB 8/72

GAINEY GEORGE R & REBECCA S
32204 JUNIPER PARKE DRIVE
FERNANDINA BEACH, FL 32034

2024

26-2N-28-0554-0139-0000



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 70		
Interior Floo	14	CARPET 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	2,171	100	2,171	290,365
FGR	605	55	333	44,538
FOP	76	30	23	3,076
FOP	300	30	90	12,037
FST	15	55	8	1,070
TOTALS	3,167		2,625	351,086

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	111.4560	139.32	365,715	2015	2015	0	0	4.00	96.00
1 SNGL FAM - 100% - 2017						Heated Area: 2171		HX Base Yr 2017			
The diagram shows a complex building footprint with several rooms and corridors. The rooms are labeled as follows: FOP 2015 (Front Office) is a rectangular room at the top center, measuring 22 units wide and 10 units high. BAS 2015 (Bathroom) is a large rectangular room on the left side, measuring 47 units wide and 41 units high. FST 2015 (Furniture Storage) is a small rectangular room at the bottom center, measuring 11 units wide and 10 units high. FGR 2015 (Furniture Room) is a large rectangular room at the bottom right, measuring 20 units wide and 12 units high. The diagram also includes various dimensions for corridors and other areas, such as 15, 4, 20, 14, 41, 11, 6, 5, 11, 7, 10, 12, 20, 10											