

LOT 76
IN OR 1243/1094
FLORA PARKE 2A PB 6/239

BALDWIN RICHARD C & SARAH M
30422 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0076-0000



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 80			
Interior Floo	08	SHT VINYL 20			
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		0 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,245	100	2001	2,245	269,394
FGR	441	55	2001	243	29,159
FOP	79	30	2001	24	2,880
FSP	325	40	2001	130	15,600
TOTALS	3,090			2,642	317,033

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,642	102.7200	135.59	358,229	2001	2001	0	0	0 11.50	88.50

1 SNGL FAM - 100% - 2016

Heated Area: 2245

HX Base Yr 2016

The diagram illustrates a floor plan with four main areas: FSP (top), BAS (middle), FOP (bottom left), and FGR (bottom right). Dimensions are provided for various segments and areas.

- FSP (2001)**: A rectangular area with a width of 25 and a height of 9. It is connected to the BAS area via a 14-unit segment and a 4-unit segment.
- BAS (2001)**: A large central area with a width of 45 and a height of 39. It is connected to the FOP area via a 12-unit segment and a 2-unit segment.
- FOP (2001)**: A small rectangular area with a width of 7 and a height of 9. It is connected to the FGR area via a 12-unit segment and a 5-unit segment.
- FGR (2001)**: A rectangular area with a width of 21 and a height of 21. It is connected to the BAS area via a 10-unit segment and a 11-unit segment.

BLD DATE	LGL DATE
XF DATE	LAND DATE

04/23/2025

MLU