

LOT 91
IN OR 2069/1657
FLORA PARKE 2A PB 6/239

JONES DAVID & ROSLYN
30642 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0091-0000



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 60			
Interior Floo	12	HARDWOOD 40			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	2003	1,937	246,693
FGR	489	55	2003	269	34,260
FOP	55	30	2003	16	2,038
FSP	172	40	2011	69	8,788
TOTALS	2,653			2,291	291,778

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,291	107.8000	142.30	326,009	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM - 100% - 2017

Heated Area: 1937

HX Base Yr 2017

The floor plan diagram illustrates a building layout with four distinct areas labeled in blue text: FSP 2011, BAS 2003, FOP 2003, and FGR 2003. The layout is defined by a series of connected lines forming a large central rectangle with several smaller rectangular extensions. Dimensions are provided for various sections of the plan, including wall lengths and room widths. The FSP 2011 area is a small rectangle at the top center. The BAS 2003 area is the large central rectangle. The FOP 2003 area is a small rectangle at the bottom left. The FGR 2003 area is a rectangle at the bottom right. The overall layout is symmetrical along a vertical axis.

BLD DATE	LGL DATE
XF DATE	LAND DATE

04/23/2025

MLU