

LOT 95
IN OR 1975/1498
FLORA PARKE 2A PB 6/239

MCMANUS JAMES D & DENISE M
30710 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0095-0000



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		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	1,928	100	2003	1,928	249,775
FGR	400	55	2003	220	28,501
FOP	96	30	2003	29	3,757
FOP	126	30	2003	38	4,923
TOTALS	2,550			2,215	286,956

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,215	109.6620	144.75	320,621	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM - 100% - 2018

Heated Area: 1928

HX Base Yr

12

8

FOP

2003

12

8

35

17

BAS

2003

25

20

FGR

2003

20

20

4

11

FOP

2003

3

10

2

6

2

13

2

7

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025

ML