

LOT 183
IN OR 1562/551
FLORA PARKE 2B PB 6/255

HUNT CHIN-LAN
23455 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0550-0183-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	08	SHT VINYL 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	1,639	100	2004	1,639	207,989
FGR	420	55	2004	231	29,314
FOP	48	30	2004	14	1,777
FOP	104	30	2004	31	3,934
TOTALS	2,211			1,915	243,014

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,915	106.8200	141.00	270,015	2004	2004	0	0	0 10.00	90.00
1 SNGL FAM - 100% - 2005				Heated Area: 1639				HX Base Yr 2005			