

LOT 3
IN OR 1543/1671
FLORA PARKE #3 PB 6/402

VAN EPPS WILLIAM J & RACHEL E
32062 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034-1130

2025

25-2N-28-0551-0003-0000



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	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
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	2,646	100	2005	2,646	316,977
FGR	516	55	2005	284	34,022
FOP	58	30	2005	17	2,036
FOP	230	30	2005	69	8,266
TOTALS	3,450			3,016	361,301

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,016	100.2800	132.37	399,228	2005	2005	0	0	9.50	90.50

1 SNGL FAM - 100% - 2008

Heated Area: 2646

HX Base Yr 2008

The diagram is a floor plan with three main labeled areas: FOP 2005 (top left), BAS 2005 (center), and FGR 2005 (bottom right). Dimensions are provided for various segments of the plan. The FOP 2005 area is a rectangle with a width of 23 and a height of 10. The BAS 2005 area is a large central space. The FGR 2005 area is a rectangle with a width of 23 and a height of 6. The plan also includes a long vertical section on the left with a width of 13 and a height of 48, and a horizontal section at the bottom with a width of 22 and a height of 6. Other dimensions include 5, 8, 9, 11, 17, 23, 43, 48, 10, 2, 2.4, 7, 2.1, 11, 6, 10, 6, 2, 9, 2, 4, 2, 11, 22, 23, 6, 10, 6,