

LOT 5
IN OR 1506/1022
FLORA PARKE #3 PB 6/402

FEHRMAN JOHN
32088 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0005-0000



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		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units	00	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	1,908	100	2005	1,908	241,243
FGR	380	55	2005	209	26,425
FOP	96	30	2005	29	3,667
FOP	118	30	2005	35	4,425
TOTALS	2,502			2,181	275,761

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,181	105.8400	139.71	304,708	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM - 100% - 2008

Heated Area: 1908

HX Base Yr 2008

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

MLU