

LOT 84
IN OR 1832/338
FLORA PARKE #3 PB 6/402

KOLEMBA GREGORY J & JENNIFER A
32374 GRANDE PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

25-2N-28-0551-0084-0000



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		4 100			
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	2,397	100	2012	2,397	307,244
FGR	670	55	2012	368	47,169
FOP	68	30	2012	20	2,563
FSP	200	40	2016	80	10,254
TOTALS	3,335			2,865	367,231

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,865	103.3060	136.36	390,671	2012	2012	0	0	6.00	94.00

1 SNGL FAM - 100% - 2013

Heated Area: 2397

HX Base Yr 2013

The site map illustrates a property layout with four distinct areas: BAS 2012 (a large central rectangle), FSP 2016 (a small rectangle at the top), FOP 2012 (a small rectangle at the bottom left), and FGR 2012 (a large rectangle at the bottom right). Dimensions are provided for various sections of the property, including a large 47x40 area for BAS, a 25x8 area for FSP, a 6x4 area for FOP, and a 30x20 area for FGR. The layout is defined by a series of connected lines forming the boundaries of these areas.

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

MLU