

LOT 20  
IN OR 2189/1239  
FLORA PARKE #5 PB 7/335

SHARP MARILYN JEAN LIVING TRST/SHARP MARILYN JEAN  
32531 SUNNY PARKE DRIVE  
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0020-0000



| 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            | 12               | HARDWOOD 50      |      |              |                      |
| Interior Floo            | 14               | CARPET 50        |      |              |                      |
| 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                      | 2,200            | 100              | 2011 | 2,200        | 285,429              |
| FGR                      | 380              | 55               | 2011 | 209          | 27,116               |
| FOP                      | 58               | 30               | 2011 | 17           | 2,206                |
| FSP                      | 190              | 40               | 2015 | 76           | 9,861                |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 2,828            |                  |      | 2,502        | 324,611              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900               | 01  | 2,502     | 105.1200    | 138.76         | 347,178        | 2011 | 2011 | 0    | 0    | 6.50 | 93.50  |

1 SNGL FAM - 100% - 2019

Heated Area: 2200

HX Base Yr 2019

The floor plan diagram illustrates a residential unit layout. It includes four labeled areas: BAS 2011 (Bathroom), FSP 2015 (Front Porch), FOP 2011 (Front Porch), and FGR 2011 (Front Garden). The diagram shows various dimensions for the areas and the overall unit. The unit is a single-family home (SNGL FAM) with a heated area of 2200 square feet. The HX (Heating) base year is 2019.

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

MLU