

LOT 61
IN OR 2197/902
FLORA PARKE #5 PB 7/335

ADAMS DWIGHT DAVID L/E/GIORDANO LAURA S L/E
23239 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0061-0000



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	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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	2,341	100	2013	2,341	330,243
FGR	550	55	2013	302	42,603
FOP	57	30	2013	17	2,398
FSP	260	40	2013	104	14,671
TOTALS	3,208			2,764	389,916

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,764	113.0880	149.28	412,610	2013	2013	0	0	0	5.50	94.50

1 SNGL FAM - 100% - 2016

Heated Area: 2341

HX Base Yr 2016

The site map illustrates the layout of a single-family home (1 SNGL FAM) with a heated area of 2341 and a base year of 2016. The map shows the following areas and dimensions:

- FSP 2013** (Front Yard Setback): A rectangular area with dimensions 20 (width) and 13 (height). The area is labeled 8.
- BAS 2013** (Back Yard Setback): A large rectangular area with dimensions 55 (width) and 37 (height). The area is labeled 32.
- FOP 2013** (Front Yard Offset): A small rectangular area with dimensions 6 (width) and 5 (height). The area is labeled 3.
- FGR 2013** (Front Yard Grade): A rectangular area with dimensions 10 (width) and 11 (height). The area is labeled 11.

The map also shows various dimensions and offsets, including a 15-foot offset on the left, a 12-foot offset on the right, and a 14-foot offset on the bottom. The total area is 2341.

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