

LOT 108
IN OR 1820/888
FLORA PARKE #5 PB 7/335

PESTER GEORGE A & MICHELE M
32492 WILLOW PARKE CR
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0553-0108-0000



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		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	2,501	100	2012	2,501	329,343
FGR	640	55	2012	352	46,353
FOP	57	30	2012	17	2,239
FOP	300	30	2012	90	11,852
TOTALS	3,498			2,960	389,786

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,960	106.1260	140.09	414,666	2012	2012	0	0	6.00	94.00

1 SNGL FAM - 100% - 2015

Heated Area: 2501

HX Base Yr 2015

The diagram illustrates a property layout with three main areas: FOP 2012 (Front Office Plaza), BAS 2012 (Basement), and FGR 2012 (Front Garden). The layout includes various dimensions for the areas and connecting paths. The FOP 2012 area is a rectangular structure with dimensions 20, 5, 10, 15, and 10. The BAS 2012 area is a large rectangular structure with dimensions 56, 12, 6, 5, 3, 8, 11, 9, 20, 12, and 20. The FGR 2012 area is a rectangular structure with dimensions 20, 12, 20, 11, 9, 20, 12, and 20. The layout also includes a small rectangular area with dimensions 6, 5, 3, and 8. The overall layout is a complex arrangement of rectangular areas and connecting paths.

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

MLU