

LOT 196
FLORA PARKE UNIT 6B PBK 8/283

MONDERO COLIN J
32055 PRIMROSE PARKE WAY
FERNANDINA BEACH, FL 32034

2025

26-2N-28-0556-0196-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
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	2,642	100	2019	2,642	355,259
FGR	555	55	2019	305	41,012
FOP	84	30	2019	25	3,361
FSP	200	40	2019	80	10,757
FUS	432	100	2019	432	58,090
PTO	690	5	2020	34	4,572
STR	44	10	2019	4	538
TOTALS	4,647			3,522	473,589

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,522	103.9500	137.21	483,254	2019	2019	0	0	0	2.00 98.00
1 SNGL FAM - 100% - 2020					Heated Area: 3074		HX Base Yr 2020				
The floor plan diagram illustrates a residential lot with several distinct areas. The main lot is a large rectangle with dimensions 46 (width) by 60 (height). Inside this lot, there are several smaller areas: a large central area labeled 'BAS 2019' (Basement) with dimensions 26 by 26; a smaller area labeled 'FSP 2019' (Front Porch) with dimensions 10 by 10; a small area labeled 'PTO 2020' (Patio) with dimensions 15 by 15; a small area labeled 'FGR 2019' (Front Garden) with dimensions 13 by 13; and a small area labeled 'FOP 2019' (Front Overhang) with dimensions 4 by 4. The lot is also surrounded by a fence with dimensions 15, 26, 26, 4, 26, 29, 25, 23, 21, 13, 12, 14, 18, 8, 4,											