

LOT 62
IN OR 2085/1887
EGANS BLUFF #3 PB 5/243

KUMAR GAYATRI P LIVING TRUST/KUMAR VINOD TRUSTEE
2831 PARK SQUARE PLACE EAST
FERNANDINA BEACH, FL 32034

2026

00-00-30-021C-0062-0000



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 80			
Interior Floo	12	HARDWOOD 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		1. 1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	2031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,548	100	1993	2,548	349,349
FGR	434	55	1993	239	32,769
FOP	35	30	1993	10	1,371
UOP	139	20	2007	28	3,839
TOTALS	3,156			2,825	387,327

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,825	118.1280	164.20	463,865	1992	1992	0	0	0 16.50	83.50
1 SNGL FAM		100% - 1993		Heated Area: 2548				HX Base Yr 1993			
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