

LOT 113 IN OR 1019/514
FLORA PARKE 2A PB 6/239

CRUZ HENRY J & TERESA M
30663 FOREST PARKE DR
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0550-0113-0000



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	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,979	100
FGR	420	55
FOP	70	30
FSP	230	40
TOTALS	2,699	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,323	95.2560	132.41	307,588	2001	2001	0	0	0	12.00	88.00
1 SNGL FAM 100% - 2002												
Heated Area: 1979												
HX Base Yr 2002												
The floor plan diagram illustrates the layout of a single-family home. It features three main areas: FSP 2001 (Front Porch), BAS 2001 (Backyard), and FGR 2001 (Front Yard). The FSP 2001 is a rectangular area at the top left, measuring 23 units wide and 10 units high. The BAS 2001 is a large rectangular area in the center, measuring 47 units wide and 34 units high. The FGR 2001 is a rectangular area at the bottom right, measuring 20 units wide and 21 units high. The diagram also shows various dimensions for the building's footprint and setbacks, including 12, 5, 15, 10, 23, 15, 11, 6, 4, 9, 11, 15, 20, 21, 20, 6, 11, 2, 3, 6, 5, 4, 9, 11, 15, 20, 21, 20, 6, 11, 2,												

TOTALS										2,905	290,000	30663 FOREST PARKE DR, FERNANDINA BEACH				04/08/2026	MLC
												INC DATE				LAND DATE	
																AG DATE	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	