

LOT 7
IN OR 1298/807
FLORA PARKE #3 PB 6/402

KOSTELNY LINDA A
32122 GRAND PARKE BLVD
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0551-0007-0000



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	12	HARDWOOD	70		
Interior Floor	11	CLAY TILE	30		
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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	2005	2,132	263,624
FGR	400	55	2005	220	27,203
FOP	52	30	2005	16	1,978
FOP	306	30	2005	92	11,376
TOTALS	2,890			2,460	304,181

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,460	98.8416	137.39	337,979	2005	2005	0	0	0 10.00	90.00

1

SNGL FAM

100% - 2007

Heated Area: 2132

HX Base Yr 2007

The floor plan diagram illustrates a building layout with three distinct areas: FOP 2005 (top center), BAS 2005 (middle left), and FGR 2005 (bottom right). The layout is defined by a series of connected line segments with associated dimensions. The FOP 2005 area is a rectangular section with a top width of 22 and a right height of 5. The BAS 2005 area is a rectangular section with a left width of 18 and a bottom height of 12. The FGR 2005 area is a rectangular section with a top width of 20 and a right height of 20. The diagram also shows various connecting lines and dimensions, such as a vertical line of 13 on the left, a horizontal line of 18 at the top left, and a vertical line of 30 on the right. The overall layout is complex, with multiple internal and external dimensions provided for each section and connecting line.

BLD DATE		PH	LGL DATE	
YE DATE			LAND DATE	
02/15/2007			04/23/2025	