

LOT 109
IN OR 2037/907
FLORA PARKE #5 PB 7/335

KING MATTHEW D & SHANNON M
32488 WILLOW PARKE CIRCLE
FERNANDINA BEACH, FL 32034

2026

26-2N-28-0553-0109-0000



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	11	CLAY TILE 80			
Interior Floo	14	CARPET 20			
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	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	2,447	100	2010	2,447	317,814
FGR	768	55	2010	422	54,809
FOP	65	30	2010	20	2,597
FSP	180	40	2010	72	9,352
PTO	120	5	2010	6	779
TOTALS	3,580			2,967	385,351

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,967	101.0124	140.41	416,596	2010	2010	0	0	7.50	92.50
1 SNGL FAM 100% - 2017						Heated Area: 2447		HX Base Yr 2017			
The diagram is a floor plan of a building with several rooms and corridors. The rooms are labeled in blue text: PTO 2010, FSP 2010, BAS 2010, FGR 2010, and FOP 2010. The dimensions are provided for various sections of the plan. The layout includes a large central area (BAS 2010) and several smaller rooms (PTO 2010, FSP 2010, FGR 2010, FOP 2010) connected by corridors. The dimensions are as follows: PTO 2010 (6x6), FSP 2010 (6x6), BAS 2010 (48x52), FGR 2010 (24x24), and FOP 2010 (5x6). The corridors and other areas are dimensioned with values such as 16, 14, 12, 10, 8, 7, 9, 3, 6, 12, 20, 24, 48, 52, 10, 8, 7, 9, 3,											