

LOT 44 1987 VENTURE SW
OAK HILL EST #1 PB 5/90 & 91

ANDERSON JON M
2744 OCEAN OAKS DRIVE NORTH
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1600-0044-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	26	AL SIDING 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	06	CUST PANEL 90		
Interior Wall	05	DRYWALL 10		
Interior Floor	13	LVT/LAMNT 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	02	3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality	03	Quality Level 03		
DOR CODE	0200 MOBILE HOME			
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4007.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	47,035
UOP	96	25	24	1,222
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TOTALS	1,116		972	49,478

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	972	121.2000	84.84	82,464	1987	2007	0	0	0	40.00	60.00

1 M/H 93- - 0% - 2023

Heated Area: 924

HX Base Yr

16

6

UOP
2021

6

36

14

BAS
2001

30

14

36

16

UOP
2021

6

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023

MLU