

LOT 49 R498383 & R498384
PT OR 528/56
OAK HILL EST #1 PB 5/90 & 91

CARTER JOHN J & PAULA M
95404 ARBOR LN
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1600-0049-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 80		
Interior Floo	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	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	1,152	100	1,152	34,772
FOP	160	30	48	1,449
TOTALS		1,312	1,200	36,221

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,200	123.2000	86.24	103,488	1991	1996	0	0	0	65.00	35.00
1 M/H 93- - 0% - 0												
Heated Area: 1152 HX Base Yr												
BAS 1993												
FOP 2019												
95087 GENTRY LN, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/30/2023 MLU												

TOTALS		1,312	1,200		36,221		95087 GENTRY LN, FERNANDINA BEACH					XF DATE				LAND DATE		05/30/2023	MLU						
																		INC 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	0810	CONCRETE A	0	0	0	0	706.00	SF	6.50	6.50	100	1990	1990	3	59.5	2,730									
2	0511	GARAGE CB-	0	0	24	24	576.00	SF	40.00	40.00	100	1991	1991	3	62	14,285									
3	0810	CONCRETE A	0	0	3	24	72.00	SF	6.50	6.50	100	1991	1991	3	62	290									