

TRACTS 13 & 14
IN OR 2549/97
HOLLY POINT UNIT 1 UNR

WHALEN DARLENE J
94218 WINTERBERRY AV
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525A-0013-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	02	MIN PLYWD 100		
Air Condition	02	WINDOW 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		
BUD8 Adjustme	04	DIST 01 100		
Quality	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4003.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	1,008	15,725
UOP	96	25	24	374
TOTALS	1,104		1,032	16,099

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,032	104.0000	78.00	80,496	2000	2000	0	0	30	54.00	20.00
1 M/H 94+ - 100% - 2022 Heated Area: 1008 HX Base Yr 2022												
UOP 2021 BAS 2000												
94218 WINTERBERRY AVE, FERNANDINA BEACH												
BLD DATE XFE DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/25/2023 MLU												

EXTRA FEATURES										94218 WINTERBERRY AVE, FERNANDINA BEACH, FL 32110				AG 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	0303	FLT DOCK W	0 100	30	8	240.00	SF	26.00	26.00	100	1986	1986	3	20	1,248		
2	0940	SHEDS/PORT	0 100	14	24	336.00	SF	15.00	15.00	100	1987	1987	3	20	1,008		
3	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400		
4	0310	AL GANG WY	0 100	0	0	16.00	LF	115.00	115.00	100	2000	2000	3	20	368		
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