

TRACT 6
IN OR 1770/919
1998 HARB DW/MH

NIPPER LINDA LUCILLE
94093 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525B-0006-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
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	1,616	100	1,616	59,456
DCK	64	15	10	368
FOP	112	30	34	1,251
TOTALS	1,792		1,660	61,075

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,660	116.8000	87.60	145,416	1998	1998	0	0	58.00	42.00

1 M/H 94+ - 100% - 2012

Heated Area: 1616

HX Base Yr 2012

8

14

FOP
1998

14

8

13

41

23

27

56

8

DCK
1998

8

BAS
1998

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/24/2024

MLU