

MEADOWS CARSON W
94010 KYRSTIN BROOK TR
FERNANDINA BEACH, FL 32034

45-2N-28-525C-0017-0000

[illegible]

LOTS 17 18 & 19
IN OR 178/634 OR 331/16 &
OR 332/298 RP 1617 & 1618

MEADOWS CARSON W
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FERNANDINA BEACH, FL 32034

2024

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	26	AL SIDING 100		
Roof Structur	01	FLAT 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 100		
Interior Floo	08	SHT VINYL 80		
Interior Floo	14	CARPET 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
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		4003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	15,495
FEP	192	85	163	3,758
FEP	160	85	136	3,136
TOTALS		1,024	971	22,389

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	971	109.8000	76.86	74,631	1973	1973	0	0	70.00	30.00

3 M/H 93- - 0% - 1976

Heated Area: 971

HX Base Yr 1976

16

10

FEP
2007

10

16

18

BAS
1993

25

12

16

FEP
2005

16

BLD DATE

LGL DATE