

LOT 27 IN OR 922/1985
R787532 R787533
HOLLY POINT UNIT 3 UNR

MCCONE JEFFREY S/BRADHAM SANDRA L
94447 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525C-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4003.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,356	100
UEP	192	70
TOTALS	2,548	2,490

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,490	135.5200	101.64	253,084	1999	1999	0	0	56.00	44.00
1 M/H 94+ - 100% - 1987											
Heated Area: 2356											
HX Base Yr 1987											
BAS 1999											
UEP 2016											
94447 DUCK LAKE DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/24/2024 MLU											

L	OB/XF	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	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1985	1985	3	20	192	
2	0810	CONCRETE A	0	100	2	24	48.00	SF	6.50	6.50	100	1997	1997	3	73	228	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1998	1998	3	26	5,242	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
5	1242	WD DECK A	0	100	14	12	168.00	SF	10.00	10.00	100	1999	1999	3	20	336	
TOTAL OB/XF 8,903																	

LAND DESCRIPTION										TOTAL OB/XF										8,903									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000102	C	SFR/MH	100		RM	0.00	0.00	1.00	LT		1.00	1.00	0.85	75,000.00	63,750.00	63,750												