

LOT 30  
IN OR 1927/1093  
R224026 & R224027

MANDISH MARY/MANDISH PATRICIA EST  
94303 DUCK LAKE DR  
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525D-0030-0000



| BUILDING CHARACTERISTICS |                  |                |                  |                      |
|--------------------------|------------------|----------------|------------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION   |                  |                      |
| Exterior Wall            | 05               | AVERAGE 100    |                  |                      |
| Roof Structure           | 03               | GABLE/HIP 100  |                  |                      |
| Roof Cover               | 03               | COMP SHNGL 100 |                  |                      |
| Interior Wall            | 04               | PLYWOOD 100    |                  |                      |
| Interior Floor           | 14               | CARPET 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          |                  |                      |
| BUD4 Adjustme            | 03               | . 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                      | 1,240            | 100            | 1,240            | 21,353               |
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| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0820               | 02  | 1,240     | 82.0000     | 57.40          | 71,176         | 1982 | 1982 | 0    | 0    | 70.00 | 30.00  |

1 M/H 93- - 50% - 2017

Heated Area: 1240

HX Base Yr 2017

40

24

24

2

14

20

18

BAS  
1993

|          |  |          |  |
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| BLD DATE |  | LGL DATE |  |
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