

BLOCK 1 LOT 32
IN OR 1729/492
R107989 & R107990

JOHNSON KRISTOPHER J &/TODD PAULA K
95143 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550A-0001-0320



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 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		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality	05	Quality Level 05		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	18,902
UEP	120	70	84	1,654
UOP	320	25	80	1,575
TOTALS	1,400		1,124	22,132

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,124	140.6400	98.45	110,658	1984	1984	0	0	15	70.00	20.00
1 M/H 93- - 100% - 2012												
Heated Area: 960												
HX Base Yr 2012												
15 8 UEP 1993 8 15 25 24 BAS 1993 24 40 UOP 1993 40 8 8												