

BLOCK 1 LOT 42
OR 1246/921 & CASE #06-DR-1026
1995 MERIT DW/MH

CONWELL JOHN E
95431 CLEARWATER RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550A-0001-0420



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	02	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	1,398	100	1,398	44,238
TOTALS	1,398		1,398	44,238

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,398	140.6400	105.48	147,461	1994	1994	0	0	70.00	30.00	
1 M/H 94+ - 100% - 2007												
Heated Area: 1398												
HX Base Yr 2007												
27 BAS 2004 27 52 22 8 5 16												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023

MLU