

BLOCK 2 LOT 24
1998 MERI DW
SPRING HILL SUB PB 5/32

NGUYEN THOMAS
95136 MOBLEY HEIGHTS RD
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550A-0002-0240



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	03	Quality Level 03		
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	1,352	100	1,352	49,913
TOTALS	1,352		1,352	49,913

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,352	117.2000	87.90	118,841	1998	1998	0	0	58.00	42.00
1 M/H 94+ - 0% - 0											
Heated Area: 1352											
HX Base Yr											
52											
26											
BAS 1998											
52											
26											

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

MLU
