

BLOCK 2 LOT 16  
R360063 & R360064  
IN OR 732/743

PHILLIPS RONALD D & ANDREW H  
95246 CLEARWATER RD  
FERNANDINA BEACH, FL 32034

2024

45-2N-28-550B-0002-0160



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 05               | AVERAGE 100      |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floor           | 14               | CARPET 100       |              |                      |
| 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            |              |                      |
| BUD8 Adjustme            | 04               | DIST 01 100      |              |                      |
|                          |                  |                  |              |                      |
| 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                      | 1,782            | 100              | 1,782        | 29,439               |
| USP                      | 288              | 50               | 144          | 2,379                |
|                          |                  |                  |              |                      |
| TOTALS                   | 2,070            |                  | 1,926        | 31,818               |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |    |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | NORM  | % COND |
| 0820               | 02  | 1,926     | 118.0000    | 82.60          | 159,088        | 1989 | 1989 | 0    | 0    | 10 | 70.00 | 20.00  |

1 M/H 93- - 100% - 1997

Heated Area: 1782

HX Base Yr 1997

27

66

27

48

18

24

12

24

BAS  
1993

USP  
1993

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/26/2023

MLU