

LOT 5
IN OR 690 PG 864
R359593 & R359594

KIRKPATRICK JOSEPH S & MARIA A
95892 KAREN WALK
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0005-0000



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		12	CEDAR 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		12	MODULAR MT 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		13	LVT/LAMNT 50		
Interior Floo		14	CARPET 50		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms		02	3 100		
Bathrooms			2 100		
Frame		02	WOOD FRAME 100		
Common Wall		1.	10 100		
Stories			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		4007.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,563	100	1993	1,563	43,364
FEP	187	85	2011	159	4,411
FOP	200	30	1993	60	1,665
TOTALS	1,950			1,782	49,440

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,782	115.6000	92.48	164,799	1988	1988	0	0	70.00	30.00

1 M/H 93- - 100% - 1989

Heated Area: 1722

HX Base Yr 1989

20

10

FOP
1993

20

10

30

26

BAS
1993

28

28

17

9

5

25

13

FEP
2011

14

14

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025

MLU

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