

LOT 30 2011 CHAMPION DW/MH
IN OR 1539/290
OAK HILL ESTATES #2 PB 5/134

BOLES JOHN P
95096 LOUISE CT
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0030-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame		N/A 100			
Stories	0	0 100			
Units		0 100			
Quality	04	Quality Level 04			
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	1,080	100	2011	1,080	79,841
TOTALS	1,080			1,080	79,841

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,080	131.7800	112.01	120,971	2011	2011	0	0	34.00	66.00
2 M/H 94+ - 100% - 2016				Heated Area: 1080				HX Base Yr 2016			
27 40 BAS 2011 40 27											
						BLD DATE		LGL DATE			
						XF DATE		LAND DATE		05/09/2025 MLU	

EXTRA FEATURES							95096 LOUISE CT, FERNANDINA BEACH				INC DATE				AG DATE			
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2002	2002	3	20	1,728		
2	1242	WD DECK A	0	100	8	20	160.00	SF	10.00	10.00	100	2013	2013	3	55	880		
3	1242	WD DECK A	0	100	12	20	240.00	SF	10.00	10.00	100	2013	2013	3	55	1,320		