

LOT 53 IN OR 2052/1441
2004 CAVL DW/MH
OAK HILL ESTATES #2 PB 5/134

HARRISON TONY L & DENISE J
95011 GEORGE COURT
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0053-0000



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 80			
Interior Floor	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	05	Quality Level 05			
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	2,046	100	2003	2,046	122,290
DCK	175	15	2003	26	1,554
UOP	288	25	2016	72	4,304
TOTALS	2,509			2,144	128,147

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,144	140.6400	119.54	256,294	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ - 100% - 2017

Heated Area: 2046

HX Base Yr 2017

24

12

UOP
2016

24

12

53

31

BAS
2003

41

25

25

7

DCK
2003

25

7

BLD DATE

LGL DATE

07/03/2007