

LOT 58 R673454
IN OR 1773/1289
OAK HILL ESTATES #2 PB 5/134

KLINE ALAN E/KILPATRICK CANDACE M
95051 HENDRICKS ROAD
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1601-0058-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	26	AL SIDING 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	04	PLYWOOD 50			
Interior Wall	05	DRYWALL 50			
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			
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	924	100	1993	924	23,773
UOP	96	25	1993	24	617
TOTALS	1,020			948	24,390

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	948	107.2000	85.76	81,300	1986	1986	0	0	0	70.00	30.00

1 M/H 93- - 0% - 0

Heated Area: 924

HX Base Yr

14

66

25

41

12

8

12

8

14

BAS
1993

UOP
1993

BLD DATE

09/01/2015

KK

LGL DATE

07/03/2025

WJ