

BLOCK 1 LOT 10 2002 REGE DW
IN OR 1011/1622
WILLOW BRANCH ACRES PB 4/58

JOHNSEN RICHARD C
95186 GENTRY LANE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-4955-0001-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	2,010	100
FSP	480	60
	2002	2,010
	2002	288
		105,366
		15,097
TOTALS	2,490	2,298
		120,463

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,298	128.4800	109.21	250,965	2002	2002	0	0	0 52.00	48.00
1 M/H 94+ - 100% - 2003											