

LOT 21
IN OR 2656/387
HOLLY POINT UNIT 3 UNR

ROFFLER GRACE MARGARET/KROPFF GAGE HAROLD
94519 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525C-0021-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 50			
Interior Floor	14	CARPET 50			
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	03	Quality Level 03			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4003.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2001	1,404	117,430
TOTALS	1,404			1,404	117,430

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,404	123.0000	104.55	146,788	2001	2016	0	0	20.00	80.00
1 M/H 94+ - 0% - 2024				Heated Area: 1404				HX Base Yr			
BAS 2001											