

LOT 27
IN OR 2405/77
ESMT OR 749/744

BECKHAM NOAH BENJAMIN
94287 DUCK LAKE DRIVE
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525D-0027-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	04	PLYWOOD 50			
Interior Wall	05	DRYWALL 50			
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	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	1,196	100	1996	1,196	35,363
FEP	240	85	2019	204	6,032
UOP	216	25	1996	54	1,597
USP	168	50	1996	84	2,484
TOTALS	1,820			1,538	45,476

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,538	123.2000	98.56	151,585	1983	1995	0	0	0	70.00	30.00
2 M/H 93- - 100% - 2022				Heated Area: 1400				HX Base Yr 2022				
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