

LOT 29
IN OR 2423/686
HOLLY POINT UNIT 4 UNR

REED HARRY H JR L/E/
94291 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525D-0029-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 100			
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		04	Quality Level 04		
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	1,440	100	1995	1,440	83,483
USP	160	50	2014	80	4,638

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,520	134.2000	107.36	163,187	1985	2005	0	0	0	46.00	54.00

2 M/H 93- - 100% - 2016

Heated Area: 1440

HX Base Yr 2016

16

10

USP
2014

10

16

40

20

BAS
1995

24

24

60

BLD DATE

LGL DATE