

LOT 35
IN OR 2217/53
R621833 & R621834

RUSSELL KAGEN P
94367 DUCK LAKE DR
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525D-0035-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	13	LVT/LAMNT 30			
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	05	Quality Level 05			
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	1,836	100	1995	1,836	118,725
TOTALS	1,836			1,836	118,725

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,836	140.8800	119.75	219,861	1995	2005	0	0	0 46.00	54.00
1 M/H 94+ - 100% - 2019				Heated Area: 1836				HX Base Yr 2019			
27 68 27 68 BAS 1995											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU