

LOT 24
IN OR 2114/774
HOLLY POINT EAST PB 6/160

PEARSON QUENTIN S & PAMELA
85436 OWENS ROAD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525F-0024-0000



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 80			
Interior Floo	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	4004.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2017	1,248	43,514
TOTALS	1,248			1,248	43,514

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,248	117.2000	99.62	124,326	1997	1997	0	0	65.00	35.00
2 M/H 94+ - 100% - 2018						Heated Area: 1248			HX Base Yr 2018		
26 48 48 26 BAS 2017											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
			MLU