

BLOCK 3 TRACT 16
2002 SKYLI DW
IN OR 1055/675

ENGEL LARRY W & YUPA
95298 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2025

45-2N-28-550B-0003-0160



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	06	Quality Level 06			
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	1,372	100	2002	1,372	84,559
FOP	280	30	2002	84	5,177
UOP	48	25	2002	12	740
UOP	65	25	2002	16	986
TOTALS	1,765			1,484	91,462

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,484	151.0600	128.40	190,546	2002	2002	0	0	0	52.00	48.00	
1 M/H 94+ - 100% - 2003													
Heated Area: 1372													
HX Base Yr 2003													
95298 SPRINGHILL RD, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/09/2025 MLU													

EXTRA FEATURES										95298 SPRINGHILL RD, FERNANDINA BEACH				INC DATE		AG DATE		08/08/2025		12/25/2025	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
1	2701	QUONSET GD	0	100	41	35	1,435.00	SF	15.00	15.00	100	2001	2001	3	46	9,902					