

LOT 12
IN OR 2129/1102
OAK HILL EST #1 PB 5/90 & 91

MACOMBER MARY OLIVER
95396 LEO DRIVE
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0012-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 50			
Interior Wall	05	DRYWALL 50			
Interior Floor	14	CARPET 80			
Interior Floor	13	LVT/LAMNT 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		4007.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	1993	896	26,869
BAS	96	100	1994	96	2,879
BAS	111	100	2014	111	3,329
UOP	177	25	2014	44	1,319

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,147	117.6000	99.96	114,654	1985	1992	0	0	70.00	30.00

1 M/H 93- 100% - 1993

Heated Area: 1103

HX Base Yr 1993

The diagram shows a site plan with three distinct areas. At the top, there is a trapezoidal area divided into two parts: 'UOP 2014' on the left and 'BAS 2014' on the right. The 'UOP 2014' area is a rectangle with a width of 12 and a height of 12. The 'BAS 2014' area is a trapezoid with a top width of 6, a bottom width of 12, and a height of 7. The top boundary of this trapezoid is a line segment with a total length of 24, consisting of a horizontal segment of 6 and two slanted segments of 4.2 each. Below these two areas is a large rectangular area labeled 'BAS 1993'. The top boundary of this rectangle is a line segment of length 41, which is the sum of the 12-unit width of the 'UOP 2014' area and the 29-unit width of the 'BAS 2014' area (12 + 17). The right boundary of the 'BAS 1993' area is a vertical line segment of length 14. The bottom boundary is a horizontal line segment of length 56. On the left side, there is a vertical line segment of length 14. A small rectangular area, labeled 'BAS 1994', is attached to the bottom-left corner of the 'BAS 1993' area. This smaller area has a width of 12 and a height of 8. Its top boundary is a horizontal line segment of length 12, and its right boundary is a vertical line segment of length 8. The left boundary of the 'BAS 1994' area is a vertical line segment of length 8, and its bottom boundary is a horizontal line segment of length 12.