

LOT 35
R568146 & R568147
OAK HILL EST #1 PB 5/90 & 91

ORR MARY
95143 LEO DR
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1600-0035-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	26	AL SIDING 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
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	960	100	1993	960	25,704
TOTALS	960			960	25,704

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	105.0000	89.25	85,680	1976	1976	0	0	0	70.00	30.00
1 M/H 93- 100% - 2023 Heated Area: 960 HX Base Yr 2023												
24 40 40 24 BAS 1993												
				BLD DATE		LGL DATE		05/09/2025				
				XF DATE		LAND DATE		MLU				