

LOT 34
R433543 & R433544
OAK HILL ESTATES #2 PB 5/134

TOTH CAROLYN A
95117 LOUISE CT
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1601-0034-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 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		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	960	100	1993	960	40,212
TOTALS	960			960	40,212

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	960	123.2000	104.72	100,531	1989	1999	0	0	0 60.00	40.00
1 M/H 93- 0% - 0											
Heated Area: 960											
HX Base Yr											
24 40 40 24 BAS 1993											
BLD DATE				LGL DATE				05/03/2025			

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