

LOT 60 IN OR 1181/661
2005 CAVL DW/MH
OAK HILL ESTATES #2 PB 5/134

KILPATRICK KEVIN L & DONNA H
95047 HENDRICKS RD
FERNANDINA BEACH, FL 32034

2026

31-2N-28-1601-0060-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
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	2,432	100	2005	2,432	126,951
TOTALS	2,432			2,432	126,950

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,432	116.0000	104.40	253,901	2004	2004	0	0	0 50.00	50.00
2 M/H 94+ 100% - 2009				Heated Area: 2432				HX Base Yr 2009			
32 BAS 2005 32 76 76											

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

MLU