

PT MARGARET O'NEIL GRANT
SEC 39-2N-28E IN OR 2783/382
(EX R/W OR 302/38)

GETER NIKITA C & REBECCA W
96060 LONNIE'S LN
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0000-0015-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 100			
Interior Ceiling	NEW	N/A 0			
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	4012.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2026	1,560	158,455
TOTALS	1,560			1,560	158,455

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,560	114.0000	102.60	160,056	2025	2025	0	0	1.00	99.00
2 M/H 94+ 0% - 2026				Heated Area: 1560				HX Base Yr			
BAS 2026											