

PT OF TRACT A
IN OR 2714/503
ALLIGATOR CREEK ADDITION TO

BOATRIGHT RONALD E & JULIA A/JONES WILLIAM T
95083 STINGRAY LN
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5120-000A-0160



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	13	LVT/LAMNT 80			
Interior Floor	11	CLAY TILE 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	04	Quality Level 04			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4009.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	37,445
UOP	180	25	2007	45	1,040
USP	300	50	2007	150	3,467
TOTALS	2,100			1,815	41,952

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	UC	NORM	% COND
0820	02	1,815	135.9600	115.57	209,760	1993	1993	0	0	15	70.00	20.00
1 M/H 93- 0% - 0												
Heated Area: 1620												
HX Base Yr												
30 10 10 30 27 40 20 9 20 9 BAS 1993 UOP 2007 USP 2007												
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