

LOT 4 & S-1 OF LOT 4
IN OR 256/2 & OR 832/201
ESMT OR 299/288 RP 1475

SWEARINGEN BARBARA
95002 NANNY PLACE
FERNANDINA BEACH, FL 32034

2026

45-2N-28-5240-0004-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 70			
Exterior Wall	15	CONC BLOCK 30			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 60			
Interior Wall	04	PLYWOOD 40			
Interior Floo	08	SHT VINYL 50			
Interior Floo	14	CARPET 50			
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			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	32,083
FEP	96	80	1993	77	2,288
FOP	28	30	1993	8	238
FST	72	55	1993	40	1,188
TOTALS	1,276			1,205	35,796

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	01	1,205	116.4940	99.02	119,319	1959	1985	0	0	0 70.00	30.00

1 M/H 93- 100% - 0

Heated Area: 1080

HX Base Yr 1975

9

8

FST
1993

9

12

8

FEP
1993

12

23

10

2

20

4

12

FOP
1993

4

16

20

38

BLD DATE

YE DATE

LGL DATE

LAND DATE

05/07/2026

ML