

MEADOWS CARSON W
94010 KYRSTIN BROOK TR
FERNANDINA BEACH, FL 32034

45-2N-28-525C-0017-0000

[illegible]

LOTS 17 18 & 19
IN OR 178/634 OR 331/16 &
OR 332/298 RP 1617 & 1618

MEADOWS CARSON W
94010 KYRSTIN BROOK TR
FERNANDINA BEACH, FL 32034

2026

45-2N-28-525C-0017-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	26	AL SIDING 100			
Roof Structure	01	FLAT 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	08	SHT VINYL 80			
Interior Floor	14	CARPET 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
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	4003.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	18,815
FEP	192	85	2005	163	4,564
FEP	160	85	2007	136	3,808
TOTALS	1,024			971	27,187

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0820

02

971

109.8000

93.33

90,623

1973

1973

0

0

70.00

30.00

3 M/H 93-

0% - 1976

Heated Area: 971

HX Base Yr 1976

16

10

FEP 2007

10

16

18

12

BAS 1993

25

31

16

16

FEP 2005

12

12

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/08/2025

MLU