

LOT 12  
IN OR 1767/1569  
1999 FTWD DW/MH

WEDDINGTON JEFFREY II  
85730 OWENS ROAD  
FERNANDINA BEACH, FL 32034

2026

45-2N-28-525F-0012-0000



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 30               | VINYL 100        |
| Roof Structur            | 03               | GABLE/HIP 100    |
| Roof Cover               | 12               | MODULAR MT 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floo            | 14               | CARPET 60        |
| Interior Floo            | 08               | SHT VINYL 40     |
| 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         | 4004.00          |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 1,512            | 100              |
|                          | 2000             |                  |
|                          | 1,512            |                  |
|                          | 73,290           |                  |
| TOTALS                   | 1,512            | 1,512 73,290     |

| MARKET ADJUSTMENTS                                                                                |     |             |             |                   |                |      |      |                 |      |       |        |
|---------------------------------------------------------------------------------------------------|-----|-------------|-------------|-------------------|----------------|------|------|-----------------|------|-------|--------|
| TYPE                                                                                              | MDL | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON            | FNCT | NORM  | % COND |
| 0800                                                                                              | 02  | 1,512       | 134.6400    | 121.18            | 183,224        | 1999 | 1999 | 0               | 0    | 60.00 | 40.00  |
| 1 M/H 94+                                                                                         |     | 100% - 2012 |             | Heated Area: 1512 |                |      |      | HX Base Yr 2012 |      |       |        |
| <div><div></div><div>27</div><div>56</div><div>27</div><div>56</div><div>BAS<br/>2000</div></div> |     |             |             |                   |                |      |      |                 |      |       |        |

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

MLU