

BLOCK 1 LOT 5
IN OR 2214/1200
SPRING HILL SUB PB 5/32

MORGAN MIKIE R
95363 SANTA JUANA RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550A-0001-0050



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		05	AVERAGE 100		
Roof Structur		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		08	SHT VINYL 60		
Interior Floo		14	CARPET 40		
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		
Occupancy		00	NONE 100		
Quality		05	Quality Level 05		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2018	2,280	235,558
DCK	100	10	2018	10	1,033
DCK	100	10	2018	10	1,033
TOTALS	2,480			2,300	237,624

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	01	2,300	112.1120	106.51	244,973	2018	2018	0	0	3.00	97.00

1 SFR MODULR 100% - 2019

Heated Area: 2280

HX Base Yr 2019

10

10

10

10

10

10

10

10

10

10

10

10

32

44

30

30

54

22

10

10

10

10

BAS

2018

DCK

2018

DCK

2018

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/09/2025

MLU