

BLOCK 1 LOT 41 2004 GENA DW
IN OR 789/222
SPRING HILL SUB PB 5/32

CONWELL BUCKLY R & LATISHA N
95401 CLEARWATER ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550A-0001-0410



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		05	AVERAGE 100		
Roof Structure		03	GABLE/HIP 100		
Roof Cover		12	MODULAR MT 100		
Interior Wall		05	DRYWALL 100		
Interior Floor		14	CARPET 70		
Interior Floor		08	SHT VINYL 30		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			4 100		
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		4004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2004	2,280	125,993
DCK	299	15	2004	45	2,487
TOTALS	2,579			2,325	128,480

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,325	122.8000	110.52	256,959	2004	2004	0	0	0 50.00	50.00
1 M/H 94+ 100% - 1998 Heated Area: 2280 HX Base Yr 1998											
30 23 13 53 23 76 30 BAS 2004 DCK 2004											
95401 CLEARWATER RD, FERNANDINA BEACH											
						BLD DATE					LGL DATE
						XF DATE					LAND DATE
						INC DATE					AG DATE
										05/09/2025	MLU

EXTRA FEATURES							95401 CLEARWATER RD, FERNANDINA BEACH					APPL DATE		CALC DATE		08/08/2025		REV	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010			
2	0510	GARAGE WD-	0	100	24	36	864.00	SF	35.00	35.00	100	2012	2012	3	60	18,144			