

BLOCK 3 LOT 12
SPRING HILL SUB UNIT 2 PB 5/35

LECLAIR TRAYCE L & GREGORY
95408 SPRINGHILL RD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-550B-0003-0120



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	26	AL SIDING 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	04	PLYWOOD 50			
Interior Wall	05	DRYWALL 50			
Interior Floor	08	SHT VINYL 50			
Interior Floor	14	CARPET 50			
Air Condition	02	WINDOW 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	2	100			
Bathrooms	1	100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units	0	100			
BUD8 Adjustme	04	DIST 01 100			
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	770	100	1993	770	19,046
DCK	176	15	1993	26	643
TOTALS	946			796	19,689

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	796	97.0000	82.45	65,630	1984	1990	0	0	70.00	30.00
1 M/H 93- 100% - 2026 Heated Area: 770 HX Base Yr 2026											
14 55 33 22 8 22 8 14 BAS 1993 DCK 1993											
BLD DATE								LGL DATE			