

LOT 6
OAK HILL EST #1 PB 5/90 & 91

BENNETT MARK & PAMELA FAMILY TRUST/BENNETT A MARK
815 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1600-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	30	VINYL 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 100
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	920	100,467
TOTALS	920		920	100,467

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	16	10	160.00	SF	10.00	10.00	1,248
2	1242	WD DECK A	0	0	0	0	302.00	SF	10.00	10.00	2,356

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	920	124.7400	112.58	103,574	1993	2015	0	0	3.00	97.00
1 SINGLE FAM - 0% - 0 Heated Area: 920 HX Base Yr											
23 40 23											
BAS 1999											
40											
95586 LEO DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU											

TOTAL OB/XF											
3,604											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		100,467	
TOTAL MARKET OB/XF VALUE		3,604	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		179,071	
SOH/AGL Deduction		78,214	
ASSESSED VALUE		100,857	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		100,857	
TOTAL JUST VALUE		179,071	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		137,707	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4868	XFOB	1,360	05/06/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2396/1587	9/28/2020	WD U	I	I	11	100	
GRANTOR: BENNETT A MARK & PAME							
GRANTEE: BENNETT MARK & PAME							
2049/0993	5/26/2016	WD Q	I	I	03	35,000	
GRANTOR: WRIGHT GEORGE L							
GRANTEE: BENNETT A MARK & PA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W40 S23 E40 N23\$.											