

LOT 9
IN OR 1317/1192
OAK HILL EST #1 PB 5/90 & 91

HICKEY REBECCA ANN
95484 LEO DRIVE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1600-0009-0000



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	02	Quality Level 02
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	1,596	100	1,596	165,678
FOP	1,084	30	325	33,738
UCP	476	20	95	9,862
UOP	28	20	6	623
UST	100	45	45	4,672
TOTALS	3,284		2,067	214,572

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0 100	80	3	240.00	SF	6.50	6.50	100	2010	2010	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.02	AC		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,067	99.6170	118.30	244,526	1997	1997	0	0	0	12.25	87.75	
1 SNGL FAM - 100% - 2017 Heated Area: 1596 HX Base Yr 2017													

95484 LEO DR, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE 05/30/2023	MLU
	XF DATE	LAND DATE	
	INC DATE	AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		214,572	
TOTAL MARKET OB/XF VALUE		1,435	
TOTAL LAND VALUE - MARKET		76,500	
TOTAL MARKET VALUE		292,507	
SOH/AGL Deduction		149,924	
ASSESSED VALUE		142,583	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		92,583	
TOTAL JUST VALUE		292,507	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		215,156	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800515	H/AC	0	01/01/2018
B1800814	REPAIR/RRF	11,825	01/01/2018
B1800816	WINDOWS/ DOOR	5,000	01/01/2018
9703997	CARPORT	390,000,000	06/01/1997
9603519	NEW CONSTR	62,610	01/01/1997
5731	TEMP POLE	0	02/16/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1317/1192	5/13/2005	WD	Q	I		150,000	
GRANTOR: LIVINGSTON LESLIE ETA							
GRANTEE: HICKEY REBECCA ANN							
0543/0628	5/18/1988	WD	U	V		7,000	
GRANTOR: CARTER JOHN & PAULA							
GRANTEE: LIVINGSTON PAUL & D							

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
UCP=[YR=1997] W10 UST=[YR=1997] W10 S10 UOP=[YR=1997] W7
FOP=[YR=1997] W44 S10 BAS=[YR=1997] W20 S24 E20 N6 E18 S20
E18 N44 W18 S6 W18\$ E18 N6 E18 S44 W18 N20 W18 S6 E12 S22 E32
N56\$ S4 E7 N4\$ E10 N10\$ S10 W10 S14 E24 N24\$.