

LOT 11
IN OR 1499/1449
MH/ID 8D610429NA & 8D610429NB

JONES DONNA L
95418 LEO DRIVE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1600-0011-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																										
Exterior Wall	30	VINYL 100	0800	02	1,326	147.8400	103.49	137,228	2000	2000	0	0	0	52.00	48.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2005													Heated Area: 1296													HX Base Yr 2005												
Roof Cover	12	MODULAR MT 100	48 27 27 34 14 20 10 10 20																																						
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 80																																							
Interior Floo	08	SHT VINYL 20																																							
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																																							
Quality			05	Quality Level 05																																					
DOR CODE			0200 MOBILE HOME																																						
MAP NUM			MKT AREA																		04																				
NEIGHBORHOOD/LOC			4007.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,296	100	1,296	64,379																																					
DCK	200	15	30	1,490																																					
TOTALS			1,496	1,326	65,869																																				
EXTRA FEATURES			95418 LEO DR, FERNANDINA BEACH																																						
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																									
3	0810	CONCRETE A	0 100	20	10	200.00	SF	7.15	7.15	100	2000	2000	3	80	1,144																										
4	0811	CONCRETE B	0 100	26	23	598.00	SF	5.20	5.20	100	1999	1999	3	79	2,457																										
5	0940	SHEDS/PORT	0 100	11	10	110.00	SF	30.00	30.00	100	2010	2010	3	50	1,650																										
6	0819	CONC 12"	0 100	5	5	25.00	SF	9.50	9.50	100	2000	2000	3	80	190																										
LAND DESCRIPTION			TOTAL OB/XF 5,441																																						
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	75,000.00	75,000.00	76,500																								
REVIEW DATE 01/30/2020 BY KWA Total Acres: 1.02 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 08/02/2023 BY SYS																																									

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1499/1449	5/17/2007	WD U	I 07	100
GRANTOR: ADAMS SHANE M				
GRANTEE: JONES DONNA L				
1226/0367	4/28/2004	WD Q	I	89,000
GRANTOR: ADAMS SHANE M				
GRANTEE: JONES DONNA L				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2000] W48 S27 E14 DCK=[YR=2019] S10 E20 N10 W20\$ E34 N27 \$.				