

LOT 19
IN OR 1974/1011
OAK HILL EST #1 PB 5/90 & 91

GASKILL NICHOLAS E & STEPHANIE
95184 LEO DRIVE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1600-0019-0000



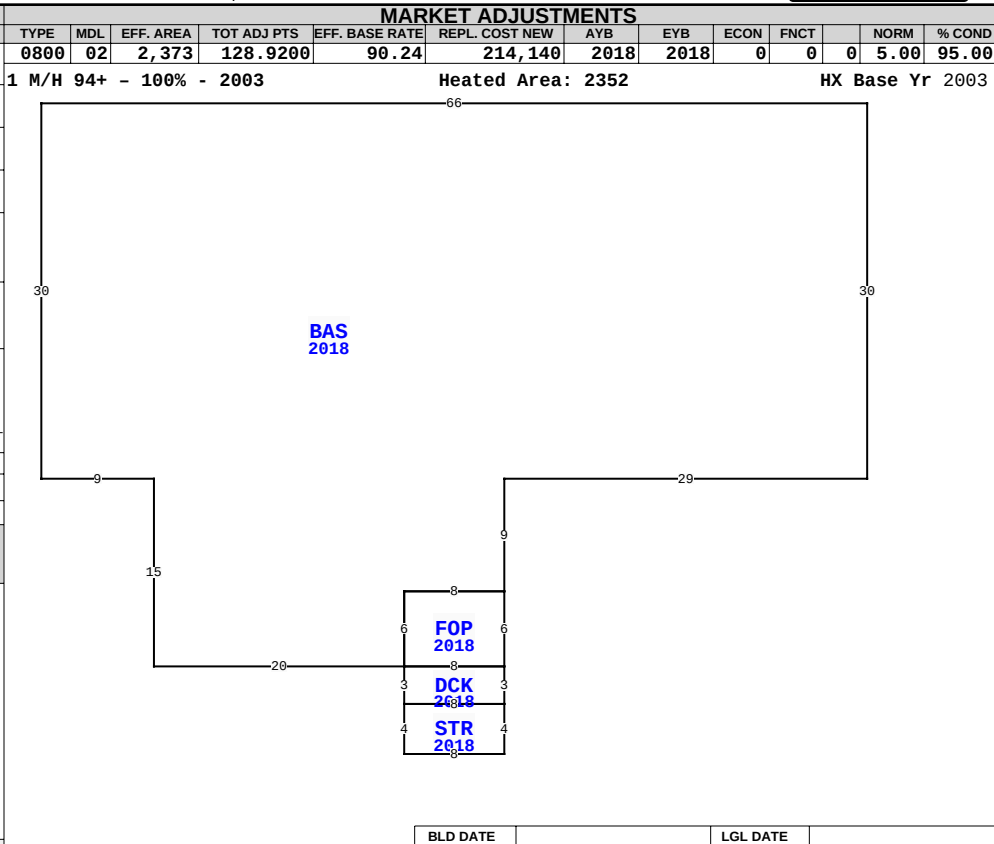
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
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	2,352	100	2,352	201,632
DKK	24	15	4	343
FOP	48	30	14	1,200
STR	32	10	3	257
TOTALS	2,456		2,373	203,433

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.02



95184 LEO DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
3,465									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		203,433	
TOTAL MARKET OB/XF VALUE		3,465	
TOTAL LAND VALUE - MARKET		76,500	
TOTAL MARKET VALUE		283,398	
SOH/AGL Deduction		198,764	
ASSESSED VALUE		84,634	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		34,634	
TOTAL JUST VALUE		283,398	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		200,420	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH04364	CO ISSUED	0	08/29/2018
MH04364	MH MOVE-ON	0	06/01/2018
96-1306	MH MOVE-ON	0	07/16/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1974/1011	1/15/2015	QC U	I	11		100	
GRANTOR: GASKILL NICHOLAS E							
GRANTEE: GASKILL NICHOLAS E							
1547/1867	1/25/2008	FS U	I	01		100	
GRANTOR: GASKILL STEPHANIE D							
GRANTEE: GASKILL NICHOLAS E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W66 S30 E9 S15 E20 DCK=[YR=2018] S3 STR=[YR=2018] S4 E8 N4 W8\$ E8 N3 W8\$ FOP=[YR=2018] E8 N6 W8 S6\$ N6 E8 N9 E29 N30\$.									