

LOT 23
2000 GENERAL DW/MH
OAK HILL EST #1 PB 5/90 & 91

JOHNSON KRYSA/WHITE KAY
95068 LEO DR
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1600-0023-0000



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,976	100
TOTALS	1,976	1,976

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,976	152.3600	106.65	210,740	2000	2009	0	0	0	34.00	66.00	
1 M/H 94+ - 0% - 0													
Heated Area: 1976													
HX Base Yr													
26 76 26 76													
BAS 2000													

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	139,088
TOTALS	1,976		1,976	139,088

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
4	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3
5	1242	WD DECK A	0	0	12	120.00	SF	10.00	10.00	100	2000	2000	3

95068 LEO DR, FERNANDINA BEACH					XF DATE INC DATE					LAND DATE AG DATE		05/30/2023	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975				
120.00	SF	10.00	10.00	100	2000	2000	3	20	240				

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.02	AC		1.00	1.00

NASSAU COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												139,088	
TOTAL MARKET OB/XF VALUE												3,215	
TOTAL LAND VALUE - MARKET												76,500	
TOTAL MARKET VALUE												218,803	
SOH/AGL Deduction												49,322	
ASSESSED VALUE												169,481	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												169,481	
TOTAL JUST VALUE												218,803	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												154,074	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0030984	MH MOVE-ON	0	05/01/2000
95-1024	MH MOVE-ON	0	08/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2482/0358	7/23/2021	WD	Q	I	01	185,000	
GRANTOR: SCHULMIRE GARY W & CH							
GRANTEE: JOHNSON KRYSA & KAY							
2207/0486	6/13/2018	WD	U	I	11	100	
GRANTOR: STANTON RANDY W & TAM							
GRANTEE: SCHULMIRE GARY W							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2000] W76 S26 E76 N26\$.													