LOT 34
IN OR 2449/1527
OAK HILL EST #1 PB 5/90 & 91

DDW LLC
2977 RIVERBEND WALK
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1600-0034-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 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
Quality	04	Quality Level 04

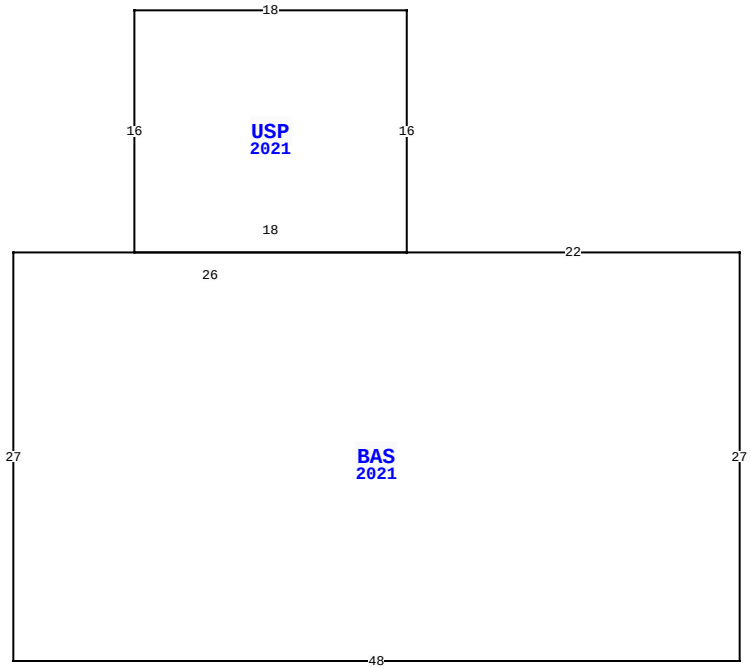
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	112,625
USP	288	50	144	12,514
TOTALS	1,584		1,440	125,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	125.4000	87.78	126,403	2021	2021	0	0	0	1.00	99.00

2 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr



95109 LEO DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	156,249
TOTAL MARKET OB/XF VALUE	10,600
TOTAL LAND VALUE - MARKET	75,750
TOTAL MARKET VALUE	242,599
SOH/AGL Deduction	47,016
ASSESSED VALUE	195,583
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,583
TOTAL JUST VALUE	242,599
NCON VALUE	41,710
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003972	GARAGE	95,808	03/14/2022
MH-10886	CO ISSUED	0	11/29/2021
MH-10886	MH MOVE-ON	0	08/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2449/1527	4/01/2021	WD	Q	I	01	80,000
GRANTOR: NIX STEVEN & TERRY HE						
GRANTEE: DDW LLC						
2425/0963	12/29/2020	FJ	U	I	11	100
GRANTOR: NIX VIVIAN S EST						
GRANTEE: NIX STEVEN & TERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W22 USP=[YR=2021] N16 W18 S16 E18$ W26 S27 E48 N27$.

EXTRA FEATURES

LN	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
1	0803	ASPHALT C	0	0	0	0	5,300.00	SF	2.00	2.00	100	2022	2022	3	100	10,600	

LAND DESCRIPTION

TOTAL OB/XF 10,600

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,750							

REVIEW DATE 09/08/2022 BY DJ Total Acres: 1.01 Total Land Value: 75,750 Market: 0 Agricultural: 0 Common: 75,750 PRINTED 08/02/2023 BY SYS

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OAK HILL EST #1 PB 5/90 & 91

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FERNANDINA BEACH, FL 32034

2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

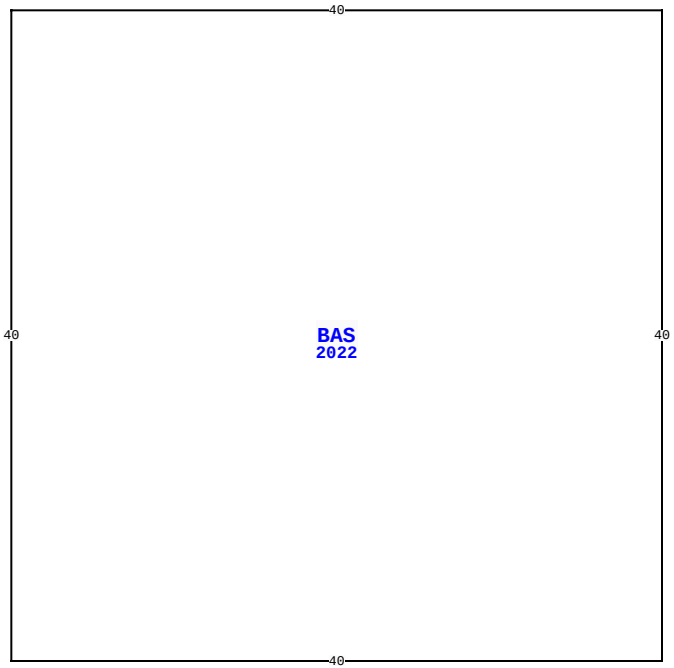
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	31,110
TOTALS	1,600		1,600	31,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,600	56.1000	19.64	31,424	2022	2022	0	0	0	1.00	99.00

3 GARAGE RES – 0% - 0 Heated Area: 1600 HX Base Yr



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GRANTEE: DDW LLC						
2425/0963	12/29/2020	FJ	U	I	11	100
GRANTOR: NIX VIVIAN S EST						
GRANTEE: NIX STEVEN & TERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W40 S40 E40 N40$.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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