LOT 35
R568146 & R568147
OAK HILL EST #1 PB 5/90 & 91

ORR MARY
95143 LEO DR
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1600-0035-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

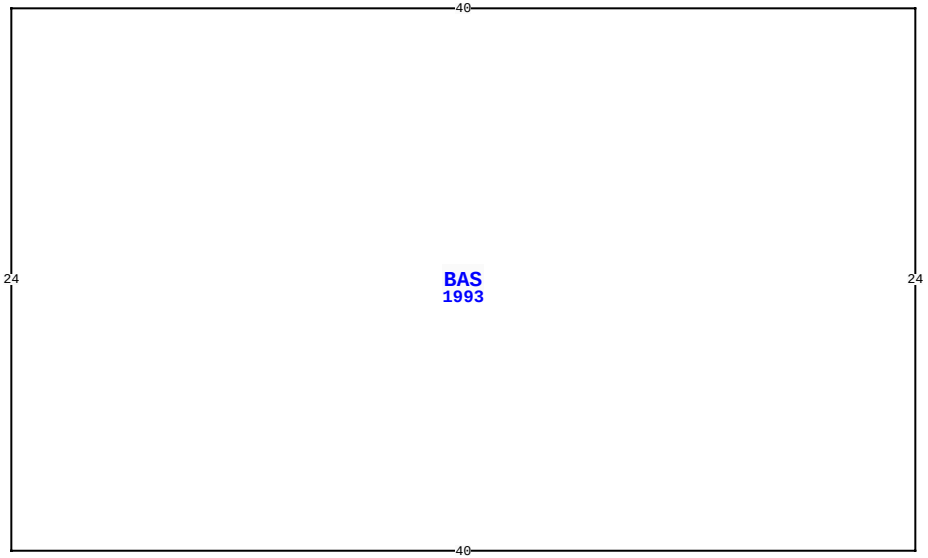
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	19,656
TOTALS	960		960	19,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	960	105.0000	68.25	65,520	1976	1976	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 960 HX Base Yr 2023



95143 LEO DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		19,656
TOTAL MARKET OB/XF VALUE		4,788
TOTAL LAND VALUE - MARKET		75,750
TOTAL MARKET VALUE		100,194
SOH/AGL Deduction		12,584
ASSESSED VALUE		87,610
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		37,610
TOTAL JUST VALUE		100,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0850	3/31/2022	WD	Q	I	02	140,000
GRANTOR: CARTER JOE L &						
GRANTEE: ORR MARY						
2504/1092	10/08/2021	FJ	U	I	11	0
GRANTOR: CARTER JAMES THOMAS E						
GRANTEE: CARTER JOE L & THOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E40 N24 $.

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
2	0752	USP	0	100	10	8	80.00	SF	15.00	15.00	100	1994	1994	3	23	276	
3	0752	USP	0	100	12	8	96.00	SF	15.00	15.00	100	1995	1995	3	24	346	
4	0203	BARN MTL 0	0	100	38	28	1,064.00	SF	13.50	13.50	100	2000	2000	3	29	4,166	

LAND DESCRIPTION

TOTAL OB/XF 4,788

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	100		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,750							

REVIEW DATE 03/18/2022 BY KWA Total Acres: 1.01 Total Land Value: 75,750 Market: 0 Agricultural: 0 Common: 75,750 PRINTED 08/02/2023 BY SYS