

LOT 42 R674054
IN OR 681/1571
OAK HILL EST #1 PB 5/90 & 91

WILLIAMS ROBERT L
95347 LEO DRIVE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1600-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floop	14	CARPET 100
Air Condition	01	NONE 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
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	1,008	100	1,008	22,997
BAS	320	100	320	7,301
DCK	40	15	6	137
DCK	120	15	18	411
TOTALS	1,488		1,352	30,846

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
5	0940	SHEDS/PORT	0 100	20	20	400.00	SF	30.00	30.00	100	1995	1995
6	0680	POLE SHED	0 100	20	11	220.00	SF	10.00	10.00	100	1995	1995
7	0680	POLE SHED	0 100	8	8	64.00	SF	10.00	10.00	100	1995	1995

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
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.01	AC		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,352	117.0000	76.05	102,820	1986	1990	0	0	0	70.00	30.00
1 M/H 93- - 100% - 0												
Heated Area: 1328 HX Base Yr												
BLD DATE: 05/30/2023 MLU												

TOTAL OB/XF												
3,082												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		30,846	
TOTAL MARKET OB/XF VALUE		3,082	
TOTAL LAND VALUE - MARKET		75,750	
TOTAL MARKET VALUE		109,678	
SOH/AGL Deduction		70,139	
ASSESSED VALUE		39,539	
TOTAL EXEMPTION VALUE		HX HB WR 30,000	
BASE TAXABLE VALUE		9,539	
TOTAL JUST VALUE		109,678	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		74,366	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17365	ADDITION	26,400	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0681/1571	5/27/1993	WD	U	I	10	12,800
GRANTOR: WILLIAMS LOUISE						
GRANTEE: WILLIAMS ROBERT & A						
0497/0823	9/01/1986	AD	U	V		12,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W19 BAS=[YR=2007] N16 W20 S16 E20\$ W22 DCK=[YR=2007] N8 W5 S8 E5\$ W31 S14 E44 DCK=[YR=2007] S10 E12 N10 W12\$ E28 N14\$.												