LOT 47 R621509
IN OR 2247/1116
OAK HILL EST #1 PB 5/90 & 91

WILDER HILTON C JR
95495 LEO DRIVE
FERNANDINA BEACH, FL 32034

2023

31-2N-28-1600-0047-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

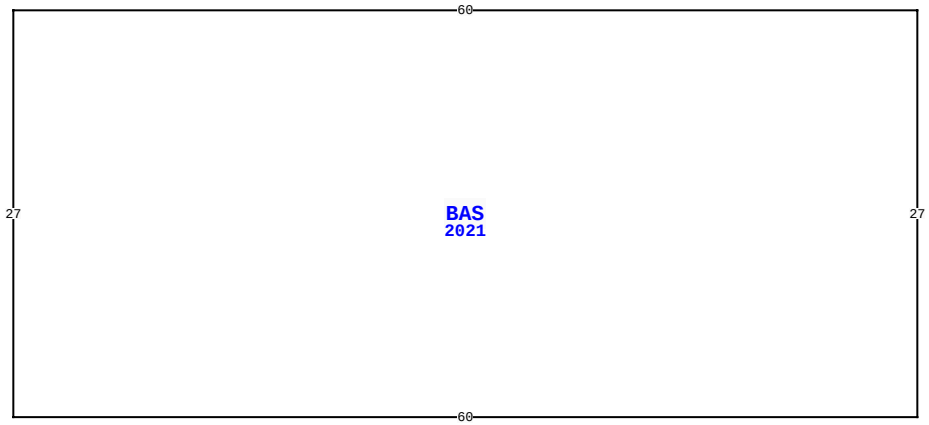
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	144,727
TOTALS	1,620		1,620	144,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	128.9200	90.24	146,189	2021	2021	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2001 Heated Area: 1620 HX Base Yr 2001



95495 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		144,727
TOTAL MARKET OB/XF VALUE		96
TOTAL LAND VALUE - MARKET		75,750
TOTAL MARKET VALUE		220,573
SOH/AGL Deduction		81,747
ASSESSED VALUE		138,826
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,826
TOTAL JUST VALUE		220,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C213203	CO ISSUED	0	05/24/2021
MH213203	MH MOVE-ON	0	03/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2247/1116	10/26/2018	QC	U	I	11	100
GRANTOR: WILDER CRYSTAL						
GRANTEE: WILDER HILTON CURTI						
0950/0201	9/19/2000	WD	U	I		24,000
GRANTOR: NELSON MARILYN M						
GRANTEE: WILDER HILTON CURTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 S27 E60 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	1242	WD DECK A	0	100	6	8	48.00	SF	10.00	10.00	100	1994	1994	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 96

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 02/15/2022 BY KW Total Acres: 1.01 Total Land Value: 75,750 Market: 0 Agricultural: 0 Common: 75,750 PRINTED 08/02/2023 BY SYS