

LOT 31 R408011 & R408012
IN OR 1864/153
OAK HILL ESTATES #2 PB 5/134

JENKINS DEAH LYNN
P O BOX 15774
FERNANDINA BEACH, FL 32035

2023

31-2N-28-1601-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	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	910	100	910	20,229
TOTALS	910		910	20,229

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0681	POLE SHED	0	0	12	18	216.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.01

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0820	02	910	114.0000	74.10	67,431	1985	1985	0	0	0	70.00	30.00	
1 M/H 93- - 0% - 0 Heated Area: 910 HX Base Yr													
13 70 13 70 BAS 2016													
95118 LOUISE CT, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/30/2023 MLU													

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
1	0681	POLE SHED	0	0	12	18	216.00	SF	15.00	15.00	100	1993	1993	3	20	648	

TOTAL OB/XF												648	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	75,000.00	75,000.00			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		20,229	
TOTAL MARKET OB/XF VALUE		648	
TOTAL LAND VALUE - MARKET		75,750	
TOTAL MARKET VALUE		96,627	
SOH/AGL Deduction		40,295	
ASSESSED VALUE		56,332	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		56,332	
TOTAL JUST VALUE		96,627	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,619	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165754	CO ISSUED	0	10/28/2016
MH165754	MH MOVE-ON	0	07/12/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1864/0153	6/04/2013	QC	U	I	11	100	
GRANTOR: JENKINS JOSEPH ALLEN							
GRANTEE: JENKINS DEAH LYNN							
0753/1786	2/12/1996	QC	U	I	01	100	
GRANTOR: GRIFFIS LEO							
GRANTEE: GRIFFIS LEO & LEONE							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=2016] W70 S13 E70 N13\$.																	