



BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	30 VINYL 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 70			
Interior Floor	08 SHT VINYL 30			
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			
BUD8 Adjustme	04 DIST 01 100			
Occupancy	00 NONE 100			
Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4007.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	180,334
TOTALS	2,280		2,280	180,334

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	MODULR	- 0%	- 2024	81.54	185,911	2016	2016	0	0	3.00	97.00
Heated Area: 2280				HX Base Yr								
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; width: 80%; height: 80%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 2016</span> </div> </div>												
<div style="display: flex; justify-content: space-between;"> <span>30</span> <span>76</span> <span>76</span> <span>30</span> </div>												
95446 LEO DR, FERNANDINA BEACH												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/30/2023 MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			180,334
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			76,500
TOTAL MARKET VALUE			256,834
SOH/AGL Deduction			0
ASSESSED VALUE			256,834
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			256,834
TOTAL JUST VALUE			256,834
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633232	CO ISSUED	0	11/30/2016
1633232	MODULAR	0	10/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/1619	5/24/2023	WD	Q	I	01	315,000
GRANTOR: SWANSON KJALEIN M						
GRANTEE: PRICE CHRISTOPHER J						
2532/0236	12/31/2021	QC	U	I	11	100
GRANTOR: SWANSON BARBARA						
GRANTEE: SWANSON KJALEIN M						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016] W76 S30 E76 N30\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	75,000.00	75,000.00	76,500								