

LOT 14
IN OR 2241/1448
OAK HILL EST #1 PB 5/90 & 91

SUAREZ DALIA J ROMANO & EMMANUEL
31184 GRASSY PARKE DR
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1600-0014-0000



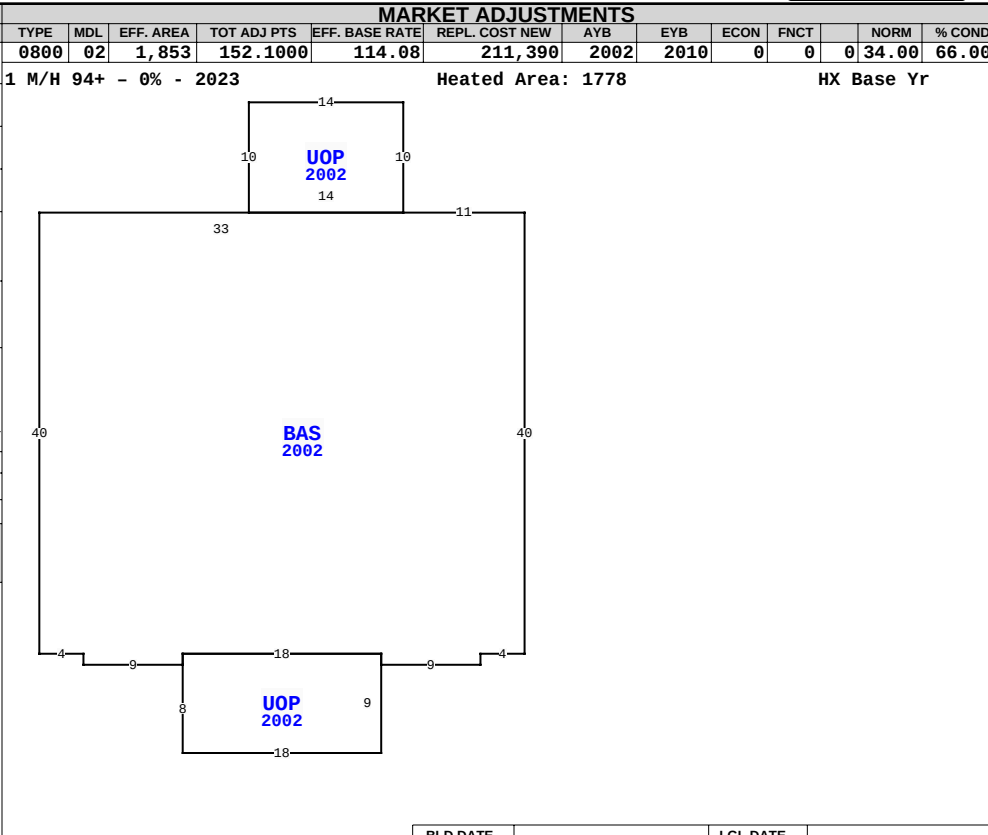
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	06	Quality Level 06
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	1,778	100	1,778	133,870
UOP	140	25	35	2,635
UOP	162	25	40	3,012
TOTALS	2,080		1,853	139,517

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	34	3	102.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	0	0	256.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.02	AC	



95330 LEO DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	152,386		
TOTAL MARKET OB/XF VALUE	2,233		
TOTAL LAND VALUE - MARKET	76,500		
TOTAL MARKET VALUE	231,119		
SOH/AGL Deduction	0		
ASSESSED VALUE	231,119		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	231,119		
TOTAL JUST VALUE	231,119		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	225,922		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703095	H/AC	0	05/01/2017
B1633162	22X25	31,243	10/01/2016
B0210462	FOUNDATION	1,950	11/01/2002
6578	CHNGE SRVC	0	03/26/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2241/1448	11/28/2018	WD	Q	I	01
GRANTOR: DILLON MICHAEL W & LI					
GRANTEE: SUAREZ DALIA J ROMA					
2026/1444	1/29/2016	WD	Q	I	01
GRANTOR: GALANTE REVEREND SEAN					
GRANTEE: DILLON MICHAEL W &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W11 UOP=[YR=2002] N10 W14 S10 E14\$ W33 S40 E4 S1 E9 UOP=[YR=2002] S8 E18 N9 W18 S1 \$ N1 E18 S1 E9 N1 E4 N40 \$.											

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4007.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	550	100
FCP	300	25
TOTALS	850	625

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	625	63.2500	22.14	13,838	2016	2016	0	0	0	7.00	93.00
2 GARAGE RES - 0% - 2023												
Heated Area: 550												
HX Base Yr												
12 25 FCP 2016 22 25 BAS 2016												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023

MLU