LOT 17
IN OR 1596/342
R672499 & R672500

MUSE VIRGINIA/MUSE WILLIAM E JR
95244 LEO DR
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1600-0017-0000

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

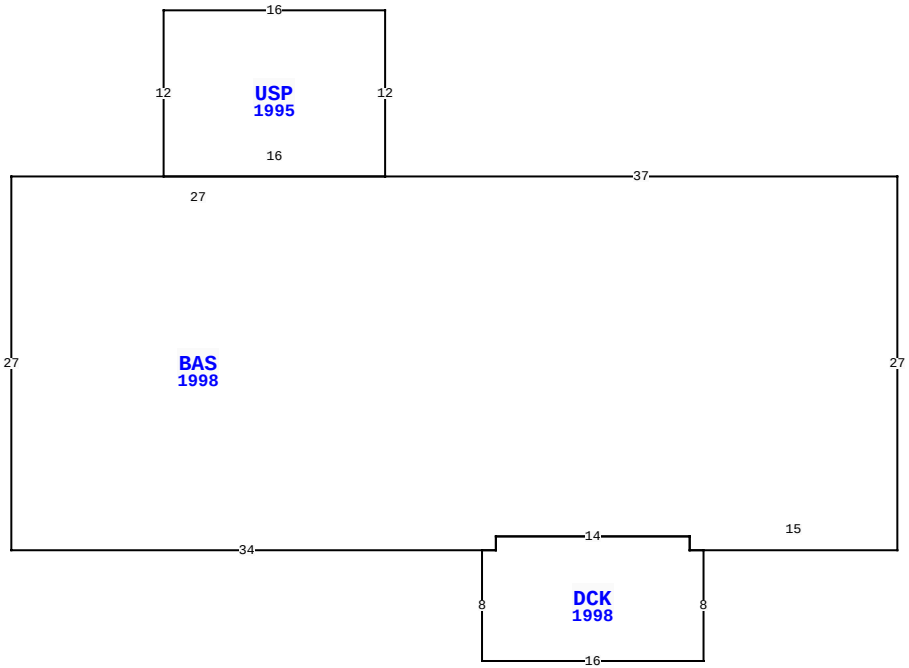
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,714	100	1,714	75,285
DCK	142	15	21	922
USP	192	50	96	4,217
TOTALS	2,048		1,831	80,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,831	139.4400	104.58	191,486	1998	1998	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1714 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

95244 LEO DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	80,424
TOTAL MARKET OB/XF VALUE	2,905
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	159,829
SOH/AGL Deduction	57,786
ASSESSED VALUE	102,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,043
TOTAL JUST VALUE	159,829
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226599	XFOB	0	11/01/2012
982191	MH MOVE-ON	0	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1596/0342	12/08/2008	QC	U	I	01	44,700
GRANTOR: FRESH MARIANNE						
GRANTEE: FRESH MARIANNE V ET						
1527/0729	9/26/2007	DG	U	I	01	100
GRANTOR: FRESH CHARLES B						
GRANTEE: FRESH CHARLES B & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W37 USP=[YR=1995] N12 W16 S12 E16 $ W27 S27 E34
DCK=[YR=1998] S8 E16 N8 W1 N1 W14 S1 W1 $ E1 N1 E14 S1 E15
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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	1242	WD DECK A	0	0	5	7	35.00	SF	10.00	10.00	100	1998	1998	3	20	70	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	0		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	75,000.00	75,000.00	76,500							

REVIEW DATE 12/27/2019 BY KWX Total Acres: 1.02 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 08/06/2024 BY SYS