

GASKILL NICHOLAS E & STEPHANIE
95184 LEO DRIVE
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03VINYL 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo13LVT/LAMNT 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Quality04Quality Level 04

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4007.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,3521002,352211,496

DCK24154360

FOP4830141,259

STR32103270

TOTALS2,4562,373213,384

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0800022,373128.920096.69229,44520182018007.0093.00

M/H 94+ - 100% - 2003Heated Area: 2352HX Base Yr 2003

Diagram showing lot area with dimensions and building footprint.

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE213,384

TOTAL MARKET OB/XF VALUE10,918

TOTAL LAND VALUE - MARKET76,500

TOTAL MARKET VALUE300,802

SOH/AGL Deduction206,141

ASSESSED VALUE94,661

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE44,661

TOTAL JUST VALUE300,802

NCON VALUE7,488

INCOME VALUE

PREVIOUS YEAR MKT VALUE283,398

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

1974/10111/15/2015QC U I 11100

GRANTOR: GASKILL NICHOLAS E

GRANTEE: GASKILL NICHOLAS E

1547/18671/25/2008FS U I 01100

GRANTOR: GASKILL STEPHANIE D

GRANTEE: GASKILL NICHOLAS E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W66 S30 E9 S15 E20 DCK=[YR=2018] S3 STR=[YR=2018] S4 E8 N4 W8\$ E8 N3 W8\$ FOP=[YR=2018] E8 N6 W8 S6\$ N6 E8 N9 E29 N30\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100201820183983,430

20351CARPORT MT01002418432.00SF10.0010.0010020242020903,888

30351CARPORT MT01002020400.00SF10.0010.0010020242020903,600

TOTALS2,4562,373213,384

TOTAL OB/XF10,918

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000102CSFR/MH100OR0.000.001.02AC1.001.001.0075,000.0075,000.0076,500

REVIEW DATE04/17/2024BYNWA

Total Acres: 1.02Total Land Value: 76,500Market: 0Agricultural: 0Common: 76,500PRINTED 08/06/2024 BY SYS