LOT 36
IN OR 758 PG 722
1980 FIES DW/MH

CAPALLIA RALPH F
95171 LEO DRIVE
FERNANDINA BEACH, FL 32034

2024

31-2N-28-1600-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

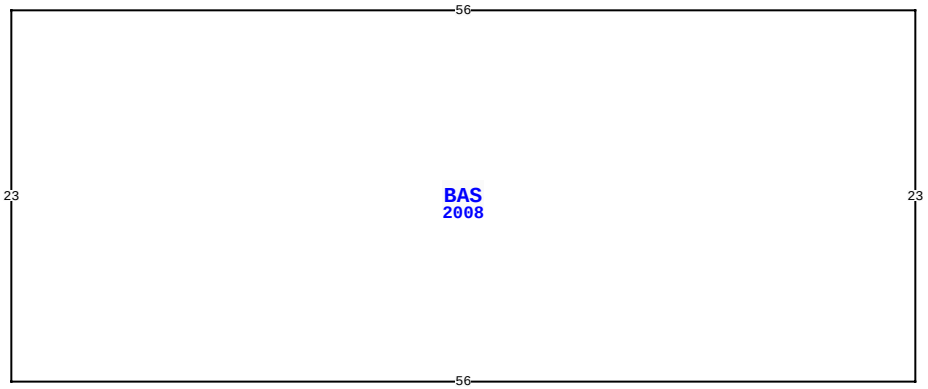
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	18,537
TOTALS	1,288		1,288	18,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0820	02	1,288	102.8000	71.96	92,684	1980	1980	0	0	20	70.00	20.00

2 M/H 93- – 100% - 2010 Heated Area: 1288 HX Base Yr 2010



95171 LEO DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		18,537
TOTAL MARKET OB/XF VALUE		322
TOTAL LAND VALUE - MARKET		75,750
TOTAL MARKET VALUE		94,609
SOH/AGL Deduction		55,915
ASSESSED VALUE		38,694
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		8,694
TOTAL JUST VALUE		94,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4883	CO ISSUED	0	09/01/2006
MH064883	MH MOVE-ON	0	09/01/2006
E17999	ELEC OTHER	0	09/01/2006
P11517	OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0758/0720	4/30/1996	WD	U	I	10	9,500
GRANTOR: WILLIAMS LOUISE GRIFF						
GRANTEE: WARNOCK SHARON & TR						
0058/0722	4/30/1996	WD	Q	I		22,100
GRANTOR: WARNOCK SHARON & TRAC						
GRANTEE: CAPALLIA RALPH F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S23 E56 N23$.

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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10	20.10	100	1992	1992	3	20	322	

LAND DESCRIPTION

TOTAL OB/XF 322

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	100		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	75,000.00	75,000.00	75,750							

REVIEW DATE 02/20/2019 BY KWX Total Acres: 1.01 Total Land Value: 75,750 Market: 0 Agricultural: 0 Common: 75,750 PRINTED 08/06/2024 BY SYS